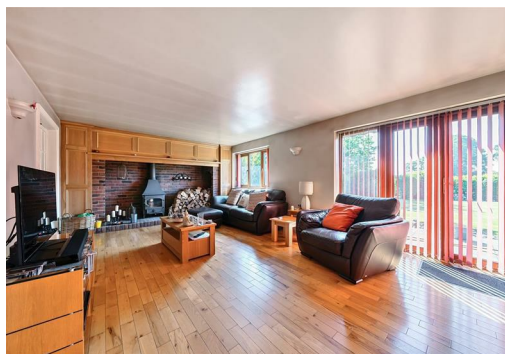


**FOR SALE**

Offers in the region of £595,000

Beechwood House Meadow View, Prees, Whitchurch, Shropshire, SY13 2EF

Beechwood House is located off Moreton Street Prees and offers spacious accommodation over two floors to approx 2,200 sq feet. The property has great views from the back over fields from the back. The accommodation comprises reception hall, living room with inglenook fireplace, dining room, study/ family room, large breakfast kitchen with four oven AGA. There are 4 bedrooms and 3 bathrooms, Oil CH and double glazed windows. The property has parking for many cars and a double garage. There are large landscaped gardens to the rear.





- **Spacious Detached Family Home**
- **Approx 2,200 sq feet**
- **Reception Hall, 3 Reception Rooms**
- **Breakfast Kitchen with Four Oven AGA**
- **Ground Floor Bedroom Suite, Bathroom**
- **Three Further Bedrooms and Bathroom**
- **Landscaped Gardens, Views over Fields**
- **Large Drive and Double Garage**

LOCATION

The property is located on Moreton Street in the popular village of Prees which benefits from a village convenience store/post office, a newsagents, a recently built doctor's surgery, a hairdressers, excellent sporting and leisure facilities at the Prees Football and Recreation club, a church and a well respected primary school.

The larger towns of Whitchurch, Shrewsbury, Chester and Telford are within easy driving distance, and there is a local railway station approximately half a mile away and this gives access to Whitchurch and Crewe to the North and Shrewsbury to the south.

BRIEF DESCRIPTION

Halls are delighted with instructions to offer Beechwood House in Prees for sale by private treaty.

The property was built back in 2000 by the current owner and is situated towards the end of a private drive and backs onto open countryside. The spacious accommodation measures approximately 2,200 sq feet. The accommodation comprises reception hall with feature wood flooring and view up to the galleried landing. There is a large living room with Inglenook fire place with a Clear View stove. The Lounge also has windows and double doors overlooking the gardens. Off the lounge is a study / family room and there is also a dining room off the hall adjacent to a ground floor bathroom. There is a large breakfast kitchen with four oven oil fired AGA. The kitchen has a wide range of base and wall mounted cupboards, extensive worktop surfaces, space and plumbing for dish washer and washing machine and integrated fridge freezer. There are windows and a stable door to the large landscaped rear gardens.

Also to the ground floor is a double bedroom with en-suite shower room. There is a feature staircase that ascends from the hall to a spacious galleried landing which could be used as reading room or further study area. There are three bedrooms to the 1st floor, two with fitted wardrobes and one of the bedrooms has an en-suite W.C and wash hand basin. Also off the landing is the main family bathroom.

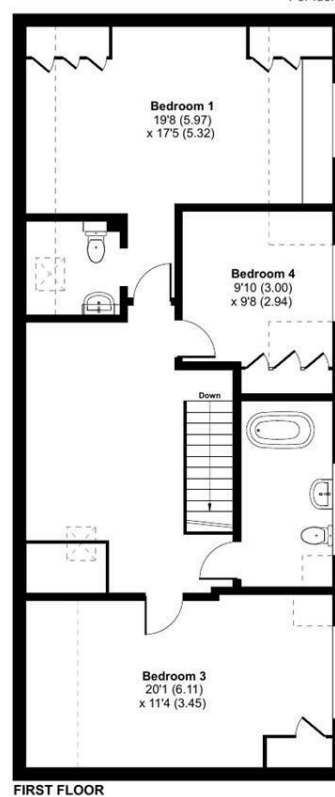
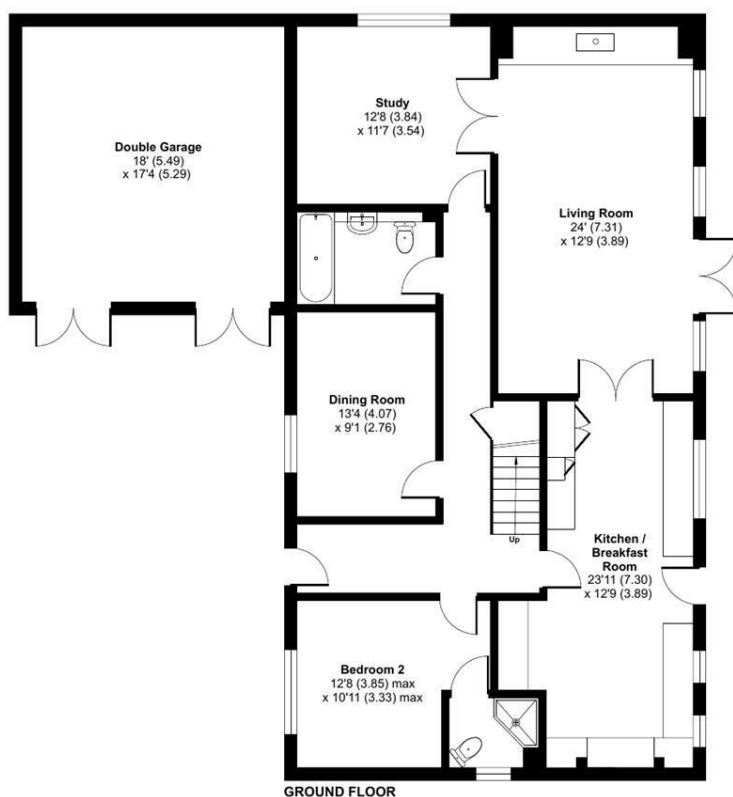
The property has double glazed windows, a new (March 2025) Worcester Bosch oil fired boiler with a 7 year warranty which provides central heating and domestic hot water.



Denotes restricted
head height

Approximate Area = 2048 sq ft / 190.2 sq m
Limited Use Area(s) = 155 sq ft / 14.3 sq m
Garage = 309 sq ft / 28.7 sq m
Total = 2512 sq ft / 233.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1288201



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



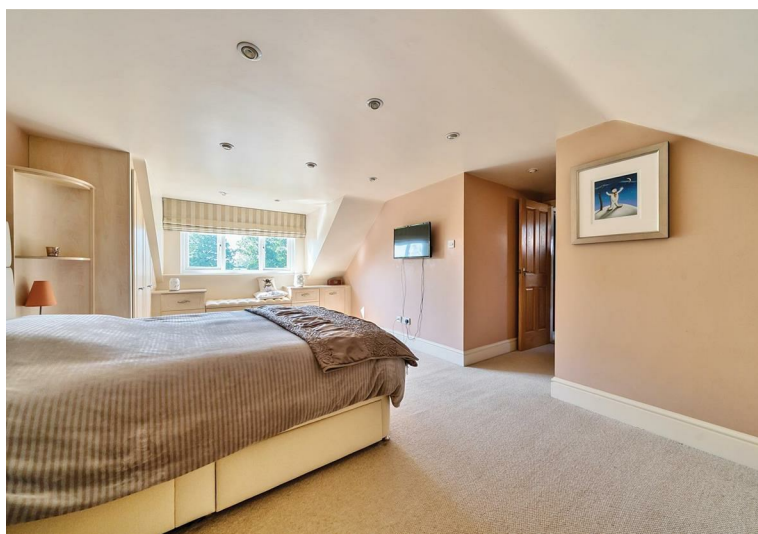
3 Reception
Room/s



4 Bedroom/s



3 Bath/Shower
Room/s



OUTSIDE & GARDENS

The property is accessed off Moreton Street onto Meadow View and then through a set of gates to a large gravelled drive suitable for many cars. The double garage is accessed from the drive through two sets of double doors. The garage has power, lighting and the boiler is also located in the corner.

There is access down the side of the property or from the house to the large landscaped rear gardens which comprise flag paved patio area, decked area, large lawns and mature flower borders. To the bottom of the garden is a second decked seating area and pergola with a pleasant view back up to the house and over the adjacent fields.

DIRECTIONS

Leave Whitchurch on the A49 towards Shrewsbury and proceed for approximately 5 miles, turn right signposted Prees. Continue into the village and turn left opposite the village shop, continue up the bank and turn left into Moreton Street and drive down Moreton Street for about 1/4 of a mile and turn right into Meadow View and Beechwood House is located on the right hand side after about 200 metres. Access is down a shared, unadopted road.

WHAT 3 WORDS

///skillet.pines.guitars

SCHOOLING

The property lies within a convenient proximity to a number of well regarded state and private schools including Lower Heath CE Primary School, Prees CE Primary School, SJT Secondary School in Whitchurch and Thomas Adams in Wem, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1618 210525 (Draft Details)

COUNCIL TAX - SHROPSHIRE

The current Council Tax Band is 'F' on the Shropshire Council Register.

SERVICES

We believe that mains water, drainage and electricity are available to the property. The heating is via a newly installed oil fired boiler to radiators. The boiler is located in the garage.

LOCAL AUTHORITY - SHROPSHIRE

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.



FOR SALE

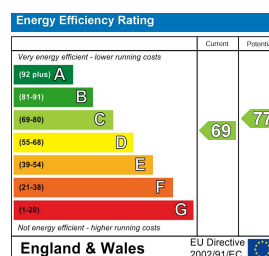
Beechwood House Meadow View, Prees, Whitchurch, Shropshire, SY13 2EF



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.