

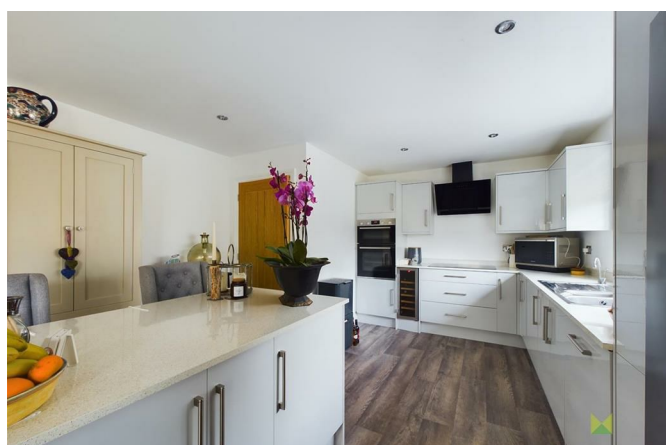
# 2 Fairhaven Close Prees Whitchurch SY13 2FG



4 Bedroom House - Detached  
Offers In The Region Of £365,000

## The features

- IMMACULATE AND IMPRESSIVE DETACHED FAMILY HOME
- RECEPTION HALL WITH CLOAKROOM, GOOD SIZED LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE
- BEAUTIFUL LANDSCAPED GARDEN PERFECT FOR OUTDOOR ENTERTAINING
- BUILDER WARRANTY UNTIL 31.08.2030
- ENVIABLE POSITION ON THE EDGE OF THIS POPULAR VILLAGE
- CONTEMPORARY FITTED LIVING/DINING/KITCHEN WITH APPLIANCES AND UTILITY
- 3 FURTHER GENEROUS BEDROOMS AND FAMILY BATHROOM
- GARAGE AND AMPLE PARKING
- EPC RATING C



**\*\*\* IMMACULATE DETACHED HOUSE IN ENVIABLE VILLAGE LOCATION \*\*\***

This beautifully presented 4 bedroom detached home is perfect for today's modern lifestyle of a growing family, love to entertain or work from home and viewing is essential to fully appreciate the space offered.

Occupying an enviable position on the edge of this select courtyard development in this popular self sufficient North Shropshire village, ideally placed for commuters with ease of access to the A5/M54 motorway network.

Reception Hall with Cloakroom, elegant Lounge, impressive open plan Living/Dining/ Kitchen, Utility, Cloakroom, Principal Bedroom with en suite, 3 further generous Bedrooms and well appointed family Bathroom.

The property has the benefit of central heating, double glazing, driveway with parking, garage and a stunning landscaped Garden, perfect for dining alfresco.

Viewing Essential

## Property details

### LOCATION

Occupying an enviable position in the popular North Shropshire village of Prees. Prees has local facilities including General Store/Post Office, Primary School, Church, Railway Station and active Social Club. There is excellent access to nearby market towns of Wem and Whitchurch along with the County Town of Shrewsbury and access to Telford and the A5/M54 motorway network.

### RECEPTION HALL

Covered entrance with door opening to Reception Hall with radiator.

### CLOAKROOM

With WC and wash hand basin set into contemporary vanity unit with storage beneath, window to the side, radiator.

### LOUNGE

A lovely elegant room, naturally well lit by windows to 3 elevations. Media point, radiator.

### LIVING/DINING/KITCHEN

An impressive through room, perfect for those who love to entertain. The Living/Dining area has window to the side and double opening French doors leading onto the rear garden. Radiator. The Kitchen is beautifully fitted with range of soft grey fronted units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and integrated dishwasher with matching fascia panel. Inset hob with extractor hood over and pan drawers beneath and built in double oven and grill with cupboards above and below, built in wine chiller, recess for American style fridge freezer with larder units to either side along with range of eye level wall units. Central large breakfast island with additional storage and overhang seating area. Window overlooking the garden, radiators.

### UTILITY ROOM

With continuation of units with space for appliances, door leading to the side.

### FIRST FLOOR GALLERIED LANDING

From the Reception Hall staircase leads to First Floor Landing with window to the side, access to roof space.

### PRINCIPAL BEDROOM

With window to the rear, radiator.

### EN SUITE SHOWER ROOM

With contemporary suite comprising large shower cubicle with direct mixer shower unit, wash hand basin set into vanity with storage and WC. Complementary tiling, heated towel rail, window to the rear.

### BEDROOM 2

Another good sized double room with window to the rear, radiator.

### BEDROOM 3

With window to the front, radiator.

### BEDROOM 4

With window to the side, radiator.

### FAMILY BATHROOM

A well appointed room with suite comprising shower cubicle,

panelled bath, wash hand basin set into wooden wash stand with shelving beneath and WC. Complementary tiling, heated towel rail, window to the side.

### OUTSIDE

The property occupies an enviable slightly elevated position on the edge of this select courtyard of modern homes. Approached over driveway with parking and leading to the Garage with up and over door, power and lighting, side pedestrian access. The Front Garden is laid mainly to lawn with inset specimen trees. Side pedestrian access leads around to the lovely enclosed rear garden which has been beautifully landscaped for ease of maintenance and is ideal for those who love to dine alfresco. Which large paved sun terrace bordered by gravelled beds with ample space for pots and plants, raised composite decking with open fronted summer house/gazebo. The garden is enclosed with fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that mains water, electricity and drainage are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

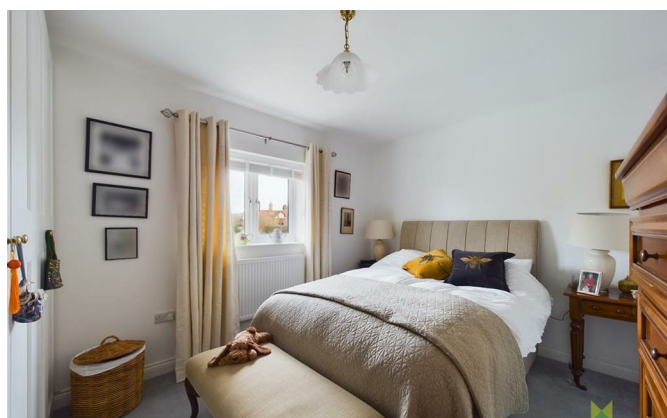
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

## 2 Fairhaven Close, Prees, Whitchurch, SY13 2FG.

4 Bedroom House - Detached  
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Floor 0



Floor 1



Approximate total area<sup>®</sup>  
1278.12 ft<sup>2</sup>  
118.74 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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Shropshire, SY4 5AA

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	77	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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