

**FOR SALE****Fixed Asking Price £399,995**

**14 Cricket Meadow, Prees, Whitchurch,
Shropshire, SY13 2BZ**

This wonderful and spacious detached family home is located towards the end of the cul de sac and briefly comprises a reception hall, cloaks with W.C, living room, dining room, breakfast kitchen and a utility room. There is a master bedroom suite with dressing room & en-suite. There are three further double bedrooms and a family bathroom. The property has a double width drive, garage and gardens to the front, side and rear. The property has solar panels and air source underfloor heating to both floors.





- **Spacious Detached Family Home**
- **Fully Enclosed Garden**
- **Tastefully Modern Interior**
- **Double Width Driveway and Single Garage**
- **Solar Panels, Air Source and Underfloor Heating**
- **Private Cul De Sac Location**

Location - Prees

The property is located 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 to be instructed to sell 14 Cricket Meadow for sale by private treaty.

The property comprises a canopied entrance porch with a front door that opens into the reception hall. There is a cloakroom with W.C and wash hand basin and a door to understairs store. To the front of the house is a living room which has a feature fireplace and double doors through to the dining room with a feature panelled wall and double doors and window to the rear gardens. There is a spacious kitchen with a wide range of base and wall mounted units, work top surfaces, drainer sink unit and a large central island. The kitchen has electric oven and hob and a range of integrated appliances. Off the kitchen is the utility room with plumbing for washing machine, space for a tumble dryer, drainer sink unit, cupboards and side entrance door.

The stairs ascend from the hall to the 1st floor landing where there is a door to an airing cupboard. The master bedroom is to the front and has a range of fitted wardrobes, double glazed window and door to the dressing room. There is a door from here through to the en-suite which comprises shower enclosure, low flush W.C and wash hand basin. There are three further double bedrooms and a family bathroom with panelled bath, separate shower enclosure, wash hand basin and W.C. The property has solar panels to the roof and an air source heat pump that runs the underfloor heating and domestic hot water.



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



Outside and Gardens

The property is accessed from Cricket Meadow to a double width drive which leads to the single garage. There is a front garden, and access down the side of the house into the large rear garden which also has a garden to the far side. The gardens are fully enclosed providing a safe environment for children and animals.

Directions

From Whitchurch drive South on the A49 and after about 4 miles turn right signposted for Prees. Drive into the village and turn right at the crossroads and follow Mill Street for about $\frac{1}{4}$ of a mile and turn left into Brades Road and then turn right into Cricket Meadow. The property is located at the end of the road.

What 3 Words

///pony.convey.bills

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.

Schooling - Prees

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.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1708 27112025

Council Tax - Shropshire

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

Local Authority - Shropshire

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

Services - All

We believe that mains water, electricity and drainage are available to the property. Heating is via an air source heat pump to underfloor heating over two floors.

Tenure - Freehold

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

We understand that the solar panels are currently leased to EES OPERATIONS 1 LIMITED.

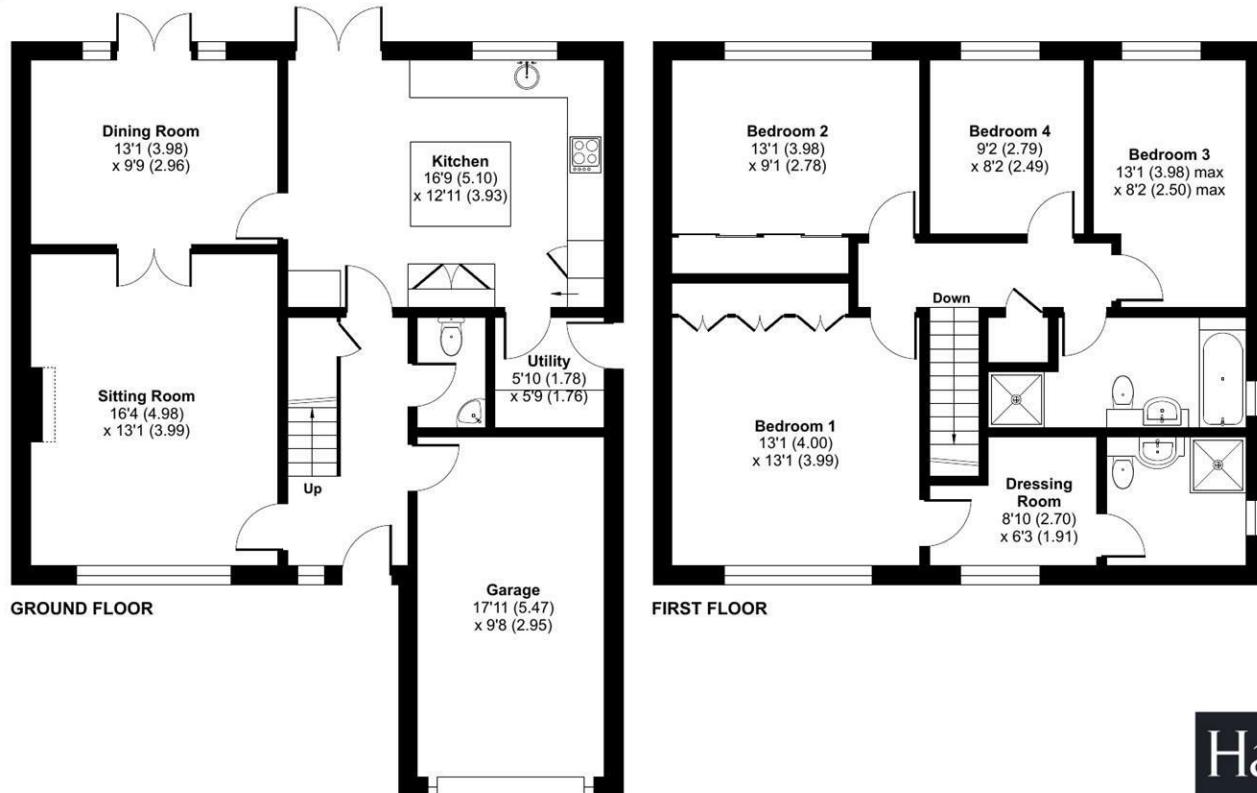


Approximate Area = 1542 sq ft / 143.3 sq m

Garage = 177 sq ft / 16.4 sq m

Total = 1719 sq ft / 159.7 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). © nlichecom 2026. Produced for Halls. REF: 1395668



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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 Ratings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-89) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	
EU Directive 2002/91/EC			



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