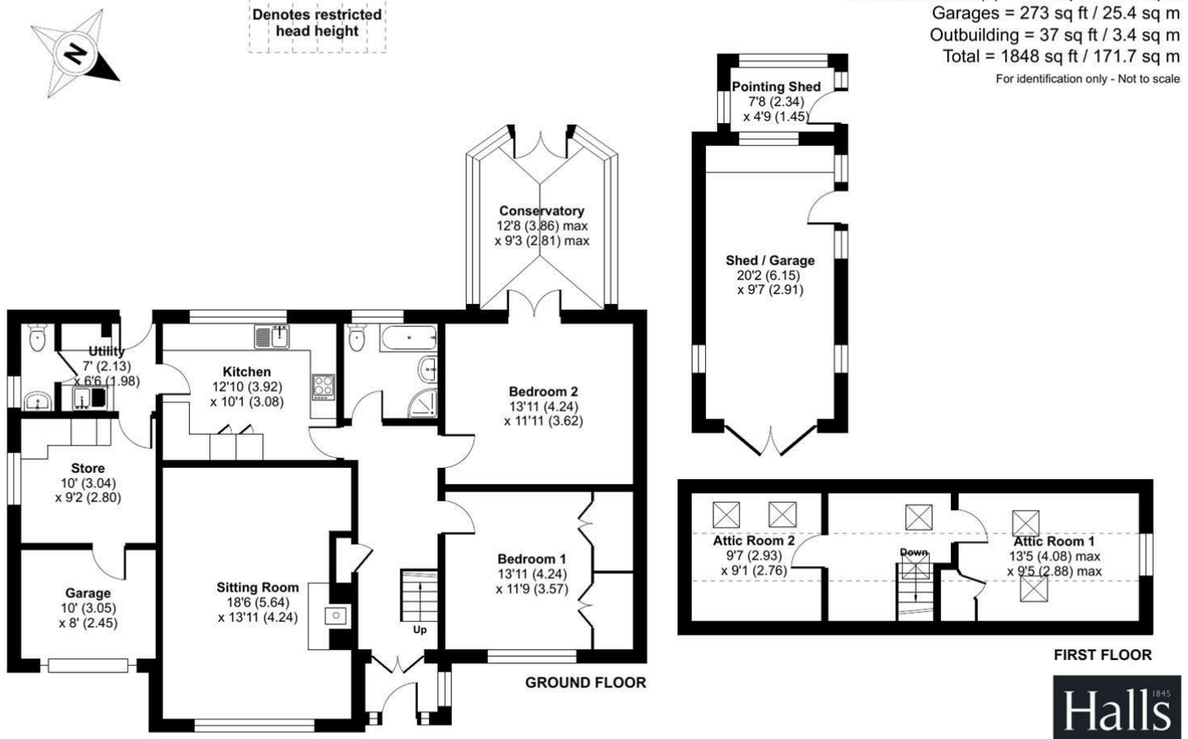
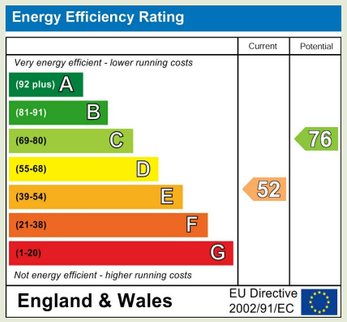
Approximate Area = 1351 sq ft / 125.5 sq m
Limited Use Area(s) = 187 sq ft / 17.4 sq m
Garages = 273 sq ft / 25.4 sq m
Outbuilding = 37 sq ft / 3.4 sq m
Total = 1848 sq ft / 171.7 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1472738



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

WHITCHURCH SALES

St Marys Arcade 13 - 17 High Street | Whitchurch | Shropshire | SY13 1AX

01948 663230 whitchurch@hallsgb.com

www.hallsgb.com

IMPORTANT INFORMATION - 1. These particulars have been prepared in good faith to provide a fair overview of the property. Please request clarification of any matters important to your decision. **2.** No warranty is given regarding the property's structural condition or the working order of services, appliances, equipment or facilities, which have not been tested unless stated otherwise. Purchasers should arrange appropriate inspections and surveys. **3.** Photographs show selected areas only. Contents shown may not be included, and the property's appearance may have changed. No assumptions should be made about areas not photographed. **4.** All measurements, areas, aspects and distances are approximate and provided for guidance. Purchasers should verify any measurements critical to their requirements. **5.** Photographs, images, videos and other marketing materials may be digitally created or enhanced, including using artificial intelligence (AI). Such materials are illustrative and may not show the property exactly as it appears. Purchasers should verify details through inspection and enquiries. **6.** References to planning permissions or potential uses are provided in good faith. Purchasers should independently verify their accuracy and suitability with the relevant authorities before purchase. **7.** Descriptive opinions are given in good faith and should not be treated as guarantees. Purchasers should make appropriate enquiries to establish whether the property meets their requirements. **8.** Anti-Money Laundering (AML) checks are required by law. Halls Holdings Ltd charges £36 (including VAT) per purchaser for these checks. **9.** Halls Holdings Ltd may receive referral fees or commissions for introducing third-party services, including financial services, surveyors, solicitors and tradespeople. Such arrangements are disclosed in accordance with legal and regulatory requirements. Referral fees do not increase the cost of these services to you. For details, contact Halls Holdings LTD on 01743 450700.



THE FIRS MORETON STREET

PREES | WHITCHURCH | SHROPSHIRE | SY13 2EG







The Firs is a wonderful detached bungalow located on a large plot offering spacious and versatile accommodation. The property is being sold with NO CHAIN and briefly comprises an entrance porch, entrance hall, lounge with log burner, conservatory, kitchen, utility and W.C. There are two bedrooms and a modern bathroom suite. There is a staircase that leads to a landing and two very useful attic rooms and they both have velux windows. There is a large drive, carport, garage & workshop and there are landscaped gardens to the front and rear.

Offers in the region of £335,000



1 2 1 E

- **Spacious Detached Bungalow**
- **No Upward Chain**
- **Large Landscaped Gardens**
- **Ample Car Parking, Carport**
- **Garage/Workshop, Conservatory**
- **Village 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 pleased to be instructed to sell The Firs by private treaty.

The property comprises an entrance porch with double doors that open into the entrance hall which has wooden strip flooring and a door to a cloaks cupboard with hanging rail. The living room is to the front and has a feature fireplace with log burning stove and there is a large picture window that overlooks the front gardens. Off the hall is a fitted kitchen with a wide range of base and wall mounted units, extensive work tops, drainer sink unit, electric oven and hob. There are integrated appliances including as fridge, freezer and dishwasher. The kitchen has windows that overlook the rear garden.



Off the kitchen is a utility room with cupboards, work tops, door to the garden and internal door through to the store room. There is a cloakroom with W.C and wash hand basin.

The master bedroom is to the front and has two fitted wardrobes and the second bedroom / dining room is to the rear and has double doors through to the conservatory. Off the hall is a door to the family bathroom which has a white suite comprising panelled bath, separate shower, W.C and wash hand basin.

Stairs ascend from the entrance hall to the attic landing where there are two velux skylights and store cupboards. Off the the landing are two further attic rooms with Velux windows and radiators. The larger of the two having a window and views towards the Welsh Hills. The property has oil fired heating and double glazed windows.

Outside & Gardens

The property is accessed off Moreton Street to a drive suitable for a number of cars. There is a carport to the side and a turning area. There are landscaped gardens to the front with lawns and flower borders. The original integral garage has had a stud wall fitted to create a small store area to the front and store room with work tops, cupboards, water tap and loft hatch and ladder to roof space.
To the side if the house off the carport are double doors leading to a workshop / shed and behind that is a timber framed potting shed. The enclosed rear gardens can be accessed down either side and comprise lawns, flower borders with mature specimen shrubs and roses.



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 1/2 a mile and is located on the right hand side.

What 3 Words

///camped.twinkling.snippets

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.

Local Authority - Shropshire

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

Council Tax - Shropshire

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

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH16 170725



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.

Services

We believe that mains water, electricity and drainage are available to the property. The heating is via an oil fired boiler to radiators.

Tenure - Freehold

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