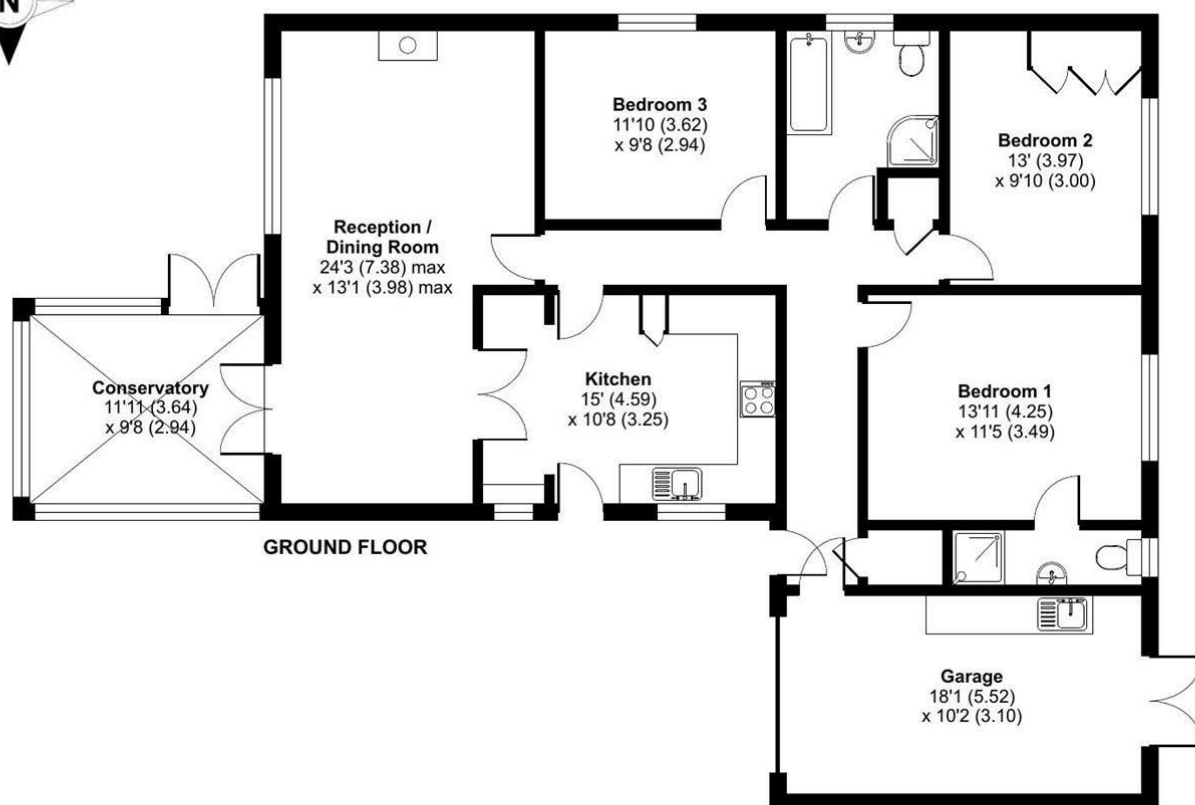




Approximate Area = 1457 sq ft / 135.4 sq m (includes garage)  
For identification only - Not to scale



## 22 TURNPIKE RISE PREES | WHITCHURCH | SHROPSHIRE | SY13 2FD

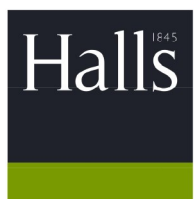
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 67      | 79        |
| EU Directive 2002/91/EC                     |         |           |

**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.



### WHITCHURCH SALES

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

☎ 01948 663230 ✉ whitchurch@halls.gb.com

🌐 www.halls.gb.com 📱 📺

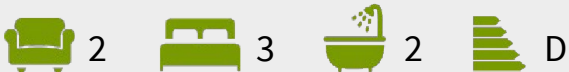


A particularly well-presented detached bungalow, occupying a peaceful position towards the end of a private drive and within easy walking distance of the centre of the popular village of Prees. The property is offered for sale with NO CHAIN and provides spacious and versatile accommodation, together with landscaped gardens, ample parking and a large attached garage.

**Offers in the region of £435,000**

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



- **Modern Detached Bungalow**
- **No Upward Chain**
- **Village Location**
- **End of a Shared Private Drive**
- **Parking & Garage**
- **Front & Rear Gardens**

### LOCATION - PREES

Prees is a popular and well-established North Shropshire village situated approximately midway between Whitchurch and Shrewsbury, with the market town of Wem also close by. The village offers a good range of local amenities including a village shop, primary school, doctor's surgery, church, village hall, sports and community facilities, together with a railway station providing useful services towards Shrewsbury and Crewe.

The village is surrounded by attractive open countryside, with a network of footpaths and quiet lanes providing excellent opportunities for walking and cycling. There is a strong community atmosphere and Prees is particularly popular with those looking for a village lifestyle whilst retaining excellent transport links.

The property is conveniently positioned for access to the A49, providing a direct route north towards Whitchurch and south towards Shrewsbury. Whitchurch is readily accessible and offers an excellent range of independent shops, supermarkets, cafes, restaurants, schools and leisure facilities, whilst Wem provides a further range of everyday amenities. Shrewsbury, with its extensive shopping, cultural, recreational and professional facilities, is also within easy reach.

### BRIEF DESCRIPTION

Halls are delighted to be instructed to sell 22 Turnpike Rise by private treaty.



22 Turnpike Rise is an immaculate detached bungalow which occupies a pleasant and private position towards the end of a small private drive. The property is ideally situated for those seeking the convenience of village living, being within walking distance of the centre of Prees and its range of local amenities.

The well-presented accommodation is approached through an L-shaped entrance hall, which provides access to all of the principal rooms. There is a generous living room/diner providing an excellent space for both relaxing and entertaining, together with a delightful garden room overlooking the front gardens.

The breakfast kitchen is fitted with a comprehensive range of units and includes a good selection of integrated appliances, including an electric oven and hob and integrated dishwasher, together with space for a fridge freezer. The layout provides ample room for everyday dining and offers a practical and sociable heart to the home.

There are three double bedrooms, with the principal bedroom benefiting from an en-suite shower room. The property also has a well-appointed family bathroom fitted with a bath, separate shower, W.C. and wash hand basin.

The property benefits from oil-fired central heating and double glazed windows.



### OUTSIDE & GARDENS

The property is approached via a shared private drive and has a generous driveway providing parking for a number of vehicles. This leads to a particularly useful large detached garage, which benefits from laundry facilities, tiled flooring, the oil-fired boiler and double doors opening directly onto the rear gardens.

The gardens have been attractively landscaped, with established planting and areas of lawn providing a pleasant setting to both the front and rear of the property. The rear garden provides a good degree of privacy and includes a useful garden shed which benefits from its own power supply.

The combination of the private setting, landscaped gardens, generous parking and substantial garage makes the outside space particularly practical and appealing.

### DIRECTIONS

From the centre of the village of Prees drive South for about 1/4 of a mile and turn left into Turnpike Rise. Drive up into the cul de sac and bear round to the left and follow the drive and the property is the last but one property on the right.

### WHAT 3 WORDS

///embellish.fillings.caring

### 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 £36 (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, St Marys Arcade 13 - 17 High Street, Whitchurch, SY13 1AZ.  
WH18 210926

### 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.