

# Barbers

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**The Lymes, Whitchurch Road, Prees, SY13 2DD**

Offers In Region Of  
**£335,000**

**NO UPWARD CHAIN.** A great size three-bedroom detached house requiring full renovation, set on a large plot of just over half an acre, with spacious driveway and substantial gardens. Providing fantastic potential and ready for a new owner to put their own stamp on it.

# The Lymes, Whitchurch Road, Prees, SY13 2DD

## Overview

- Three Bedroom Detached House
- Requires Full Renovation
- Generous Plot with Large Gardens
- Spacious Driveway
- With a lawful development certificate\*
- \*For the proposed erection of a single storey side extension and detached garage/outbuilding
- Application No: 24/02408/CPL
- No Upward Chain
- EPC G, Council Tax Band E



Offered for sale with no upward chain, this great size three bedroom detached house is set on a large plot extending to just over half an acre including a large driveway providing ample parking space for multiple vehicles, and substantial gardens. Requiring complete renovation, this property has fantastic potential to become a wonderful home and is ready for a new owner to put their own stamp on. Internally, the ground floor comprises an Entrance Hall, Cloakroom with WC, a spacious Lounge, a Sitting Room with bay window, and a Kitchen/Breakfast Room. Upstairs, the first floor features Three Bedrooms and a Family Bathroom, offering plenty of space for family living. Outside, the property is approached via a large driveway, leading to a front garden mainly laid to lawn and there is also a timber garage. To the rear, you'll find a large garden with lawn, timber shed and a small orchard at the far end.

## LOCATION

The Lymes is set back off the A49 approximately half a mile from the village of Prees which benefits from a convenience store/post office, newsagents, doctors surgery, hairdressers, recreational facilities, railway station and a highly regarded primary school. The busy market town of Whitchurch is only four miles away which offers a variety of local independent shops, schools, three large supermarkets and other major retailers. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 14 to 26 miles approximately.



**PLANNING**

Shropshire Council has granted a Certificate of Proposed Lawful Use or Development for the erection of a single-storey side extension and detached garage/outbuilding, providing even more potential for future development. Application No: 24/02408/CPL

**TENURE**

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

**SERVICES**

We are advised that mains electricity and water are available. Oil fired central heating. Private drainage. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

**VIEWING**

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



**LOCAL AUTHORITY**

Council Tax Band E. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

**DIRECTIONS**

From Whitchurch take the A49/A41 towards Shrewsbury/Wolverhampton, at the Prees Heath roundabout take the 2nd exit signposted A49 for Shrewsbury. After approximately 1.5 miles the property will be found on the left hand side just past Holly Farm Garden Centre.

**PROPERTY INFORMATION**

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**ENERGY PERFORMANCE**

EPC G. The full energy performance certificate (EPC) is available for this property upon request.

**METHOD OF SALE**

For Sale by Private Treaty.

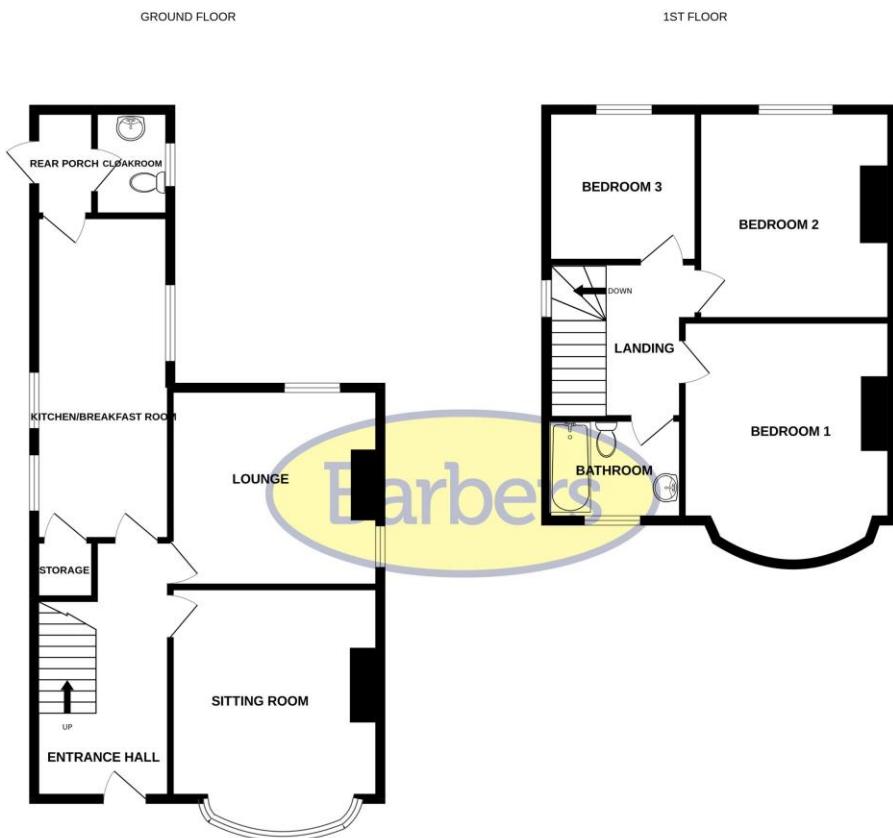
**AML REGULATIONS**

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

**AGENTS NOTE**

We are advised there is a disused underground fuel tank (not heating fuel) located within the grounds of The Lymes. Please call our office if you have any questions.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### SITTING ROOM

12' 7" x 12' 7" (3.84m x 3.84m) max

#### LOUNGE

12' 5" x 11' 9" (3.78m x 3.58m)

#### KITCHEN/BREAKFAST ROOM

19' 3" x 8' 1" (5.87m x 2.46m)

#### BEDROOM ONE

13' 5" x 13' 1" (4.09m x 3.99m) max

#### BEDROOM TWO

12' 6" x 11' 2" (3.81m x 3.4m)

#### BEDROOM THREE

9' 0" x 9' 0" (2.74m x 2.74m)

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.