



Helping *you* move



6 Pheasant Close, Prees, SY13 2DB

Set in a quiet cul-de-sac close to local amenities in Prees, this two-bedroom semi-detached home features a lounge with an electric fireplace, a modern kitchen, a versatile rear sunroom, a double bedroom with an en-suite, a single bedroom, a modern bathroom, a well-kept rear garden with patio, plus a front garden, off-road parking and a single garage.

Offers in the Region of
£220,000

6 Pheasant Close, Prees, SY13 2DB

Overview

- Well presented semi-detached house
- Two bedrooms
- Village location
- Modern kitchen with integrated appliances
- Bright sunroom with garden access
- Lounge with an electric fireplace
- Master bedroom with an ensuite
- Well kept rear garden with a patio area
- Single garage and off road parking
- EPC D, Council tax band B



Situated in a quiet cul-de-sac in the village of Prees, this two-bedroom semi-detached house offers a practical layout and a well-kept garden, while remaining close to local amenities. On entering, the lounge sits to the left and includes an electric fireplace. Beyond this is a modern kitchen with built-in appliances, leading through to a good-sized sunroom at the rear. This room works well as an additional reception space, dining area or garden room, with a door opening directly to the garden. Upstairs, there are two bedrooms: a comfortable double bedroom with an en-suite shower room, and a single bedroom. A modern family bathroom completes the first floor.

Outside, the rear garden is neatly presented with a lawn and a patio seating area. To the front, there is a single garage, off-road parking and a small front garden, all set within a quiet village setting close to everyday facilities.

Location:

The property is situated in the village of Prees which benefits from a convenience store/post office, newsagents, doctors surgery, hairdressers, recreational facilities, train station and a highly regarded primary school. It sits between the market towns of Wem and Whitchurch which both offer a variety of local independent shops, schools, supermarkets and other major retailers. Prees and Whitchurch train stations are 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 easy commuting distance.



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.

LOCAL AUTHORITY

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

SERVICES

We are advised that mains electricity, water and drainage are available. LPG Central Heating. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



VIEWING

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

DIRECTIONS

Take the A49 towards Shrewsbury, after approximately 5 miles turn right into Prees, proceed then turn right at the crossroads into Mill Street, continue on past the turnings for Brades Road and Lighteach Road, turn left into Whitebrook Meadow and then turn left again into Pheasant Close where the property can be found after a short distance on the right hand side.

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

METHOD OF SALE

For Sale by Private Treaty.

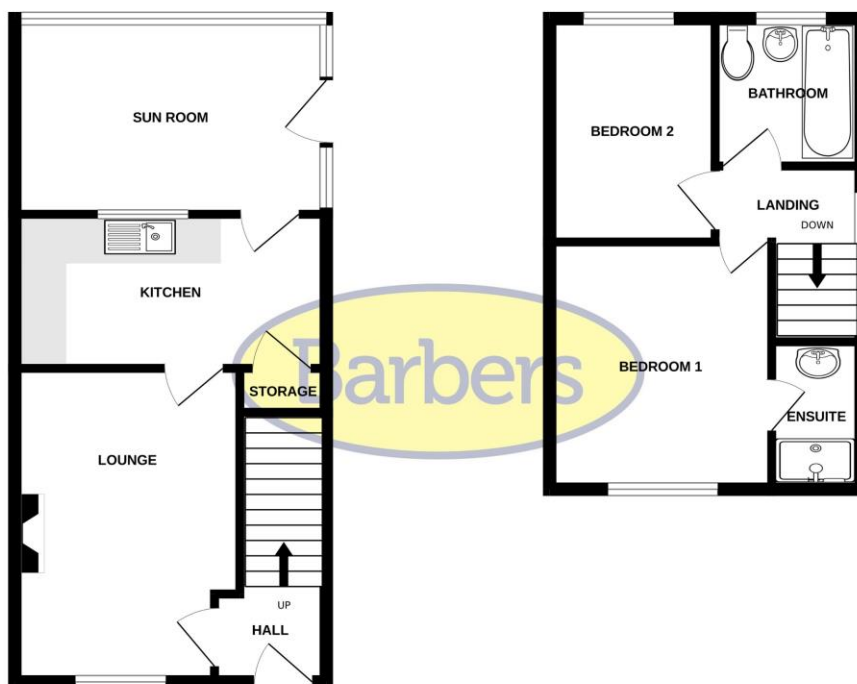
AML REGULATIONS

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.

WH40472 230726

GROUND FLOOR

1ST FLOOR



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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOUNGE

13' 6" x 9' 9" (4.11m x 2.97m)

KITCHEN

13' 5" x 7' 2" (4.09m x 2.18m)

SUNROOM

11' 6" x 8' 6" (3.51m x 2.59m)

BEDROOM ONE

10' 5" x 10' 1" (3.18m x 3.07m)

BEDROOM TWO

9' 8" x 7' (2.95m x 2.13m)

BATHROOM

6' 1" x 5' 5" (1.85m x 1.65m)

SINGLE GARAGE

19' 4" x 9' 4" (5.89m x 2.84m)

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

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Email: whitchurch@barbers-online.co.uk

Barbers

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.