



4 Turnpike Rise, Prees, SY13 2FD

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**4 Turnpike Rise, Prees, SY13 2FD**

**Offers In Region Of £520,000**



**An immaculately presented four-bedroom detached bungalow in a quiet cul-de-sac within the popular village of Prees. Offering spacious living accommodation, beautiful landscaped gardens, single garage and ample driveway parking.**

- **Detached four bedroom bungalow**
- **Popular Village Location with daily amenities**
- **Beautifully refurbished throughout**
- **Master En Suite and Family Bathroom**
- **Attractive Rear Garden**
- **Single Garage and Generous Driveway**
- **Conservatory**
- **EPC C, Council Tax Band E**



Situated in a quiet cul-de-sac within the popular village of Prees, this beautifully refurbished four-bedroom detached bungalow offers spacious, versatile accommodation and is presented to an immaculate standard throughout. The current owners have thoughtfully enhanced and modernised the property, creating a stylish and welcoming home. A spacious entrance hall with useful storage cupboard provides access to the well-planned accommodation, which includes a generous lounge opening seamlessly into the dining room, creating an ideal space for both everyday living and entertaining. Sliding doors lead through to the conservatory, which enjoys attractive views over the rear garden.

The contemporary fitted kitchen opens into a breakfast room, providing an excellent social hub for the home, whilst a separate utility room and guest WC add further practicality. There are four well-proportioned bedrooms, including a superb principal bedroom with built in wardrobes and en-suite shower room, complemented by a stylish family bathroom finished to a high standard.

Externally, the property continues to impress. A spacious brick-paved driveway provides ample off-road parking and leads to a single garage. The attractive rear garden has been beautifully landscaped and features paved and gravel seating areas, a lawned garden, potting shed and garden room, all surrounded by well-stocked borders filled with an abundance of established shrubs and plants, creating a delightful outdoor space for relaxation and entertaining. The property also benefits from solar panels, helping to improve energy efficiency.



## 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.



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## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## SERVICES

We are advised that mains electricity, water and drainage are available. Air source 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.

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

## DIRECTIONS

From Whitchurch travel on the A49 towards Shrewsbury, after approximately 5 miles upon reaching Prees turn into the village and continue past the cross roads thereafter the turning into Turnpike Rise will be found on the left hand side. The property can be found shortly after on the right hand side.

## LOCAL AUTHORITY

Council tax band E. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

## VIEWING

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## 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.

WH40333 5626



## GROUND FLOOR

LOUNGE  
18' 0" x 14' 0" (5.49m x 4.27m)

DINING ROOM  
13' 9" x 11' 3" (4.19m x 3.43m)

CONSERVATORY  
10' 4" x 9' 2" (3.15m x 2.79m)

KITCHEN  
11' 9" x 10' 9" (3.58m x 3.28m)

BREAKFAST ROOM  
17' 6" x 8' 7" (5.33m x 2.62m)

UTILITY ROOM  
6' 8" x 5' 9" (2.03m x 1.75m)

MASTER BEDROOM  
15' 9" x 11' 4" (4.8m x 3.45m)

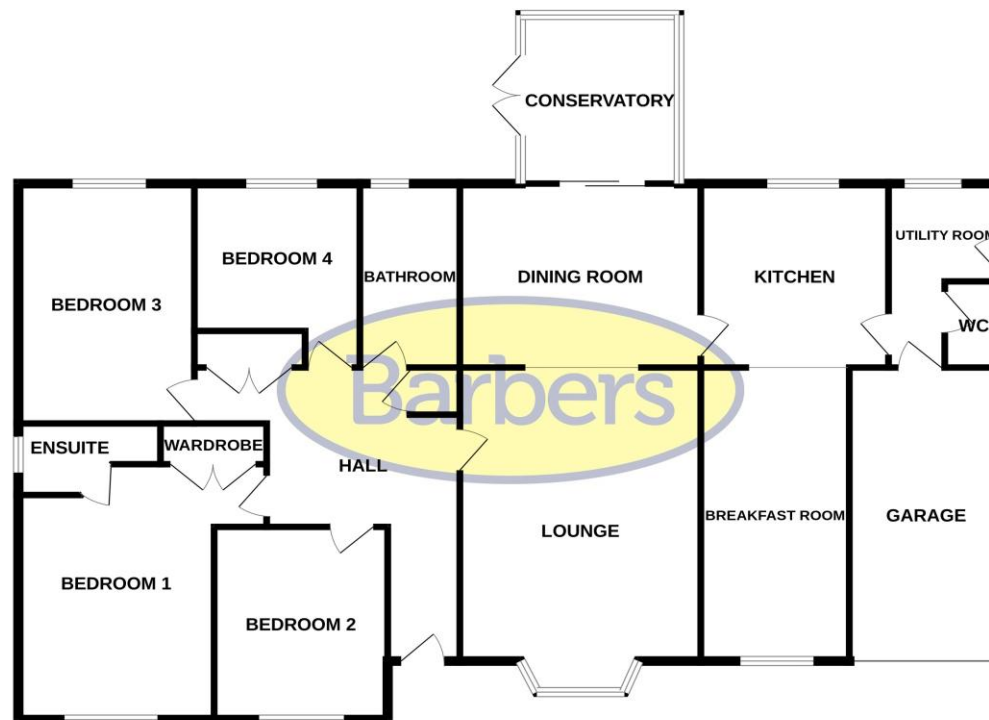
BEDROOM TWO  
12' 2" x 9' 8" (3.71m x 2.95m)

BEDROOM THREE  
14' 7" x 10' 2" (4.44m x 3.1m)

BEDROOM FOUR  
9' 7" x 9' 4" (2.92m x 2.84m)

BATHROOM  
11' 3" x 5' 9" (3.43m x 1.75m)

GARAGE  
18' 0" x 9' 6" (5.49m x 2.9m)



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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