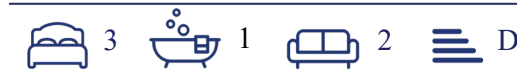




STEPHENSON BROWNE

Golf House Lane, Prees Heath, Whitchurch, Shropshire

SY13 3JU



Offers Over £230,000

DESCRIPTION

Tucked away within the peaceful semi-rural hamlet of Prees Heath, this charming three-bedroom semi-detached cottage offering character, generous gardens and a wonderfully homely cottage feel. Set back from the road, the property enjoys a secluded position whilst remaining conveniently located for access to nearby amenities and excellent transport links.

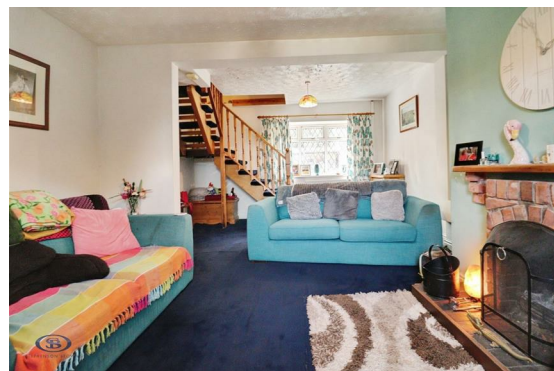
The accommodation is both practical and versatile, comprising a welcoming entrance hall, a spacious living room ideal for relaxing and entertaining, a breakfast kitchen which forms the heart of the home, and an adjoining sitting room/utility area that could be utilised as a snug, home office, playroom or hobby space to suit individual needs.

To the first floor are three well-proportioned double bedrooms along with a modern family bathroom fitted with both bath and shower facilities. Throughout, the property offers comfortable living space with scope for purchasers to modernise and personalise to their own taste.

Externally, the cottage truly comes into its own. A generous driveway provides ample off-road parking for several vehicles, whilst the substantial gardens to the front and rear offer an abundance of outdoor space.

Although the gardens would benefit from some improvement and landscaping, they offer fantastic potential for keen gardeners, families and those looking to create their ideal outdoor environment. Whether you envision vegetable plots, entertaining areas, children's play space or simply a beautiful cottage garden, the possibilities are plentiful.

The location is equally desirable. Surrounded by beautiful Shropshire countryside, Prees Heath offers a peaceful rural lifestyle whilst being just a short drive from the popular market town of Whitchurch, where a variety of shops, cafés, restaurants and everyday amenities can be found. The property is also



conveniently positioned close to Alderford Lake, a popular destination for outdoor activities and countryside walks.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

8'11" x 5'3"

Living/Dining Room

19'9" x 13'4"

Kitchen

8'11" x 14'11"

Snug/Utility Room

9'1" x 11'5"

First Floor

Bedroom One

13'4" x 10'11"

Bedroom Two

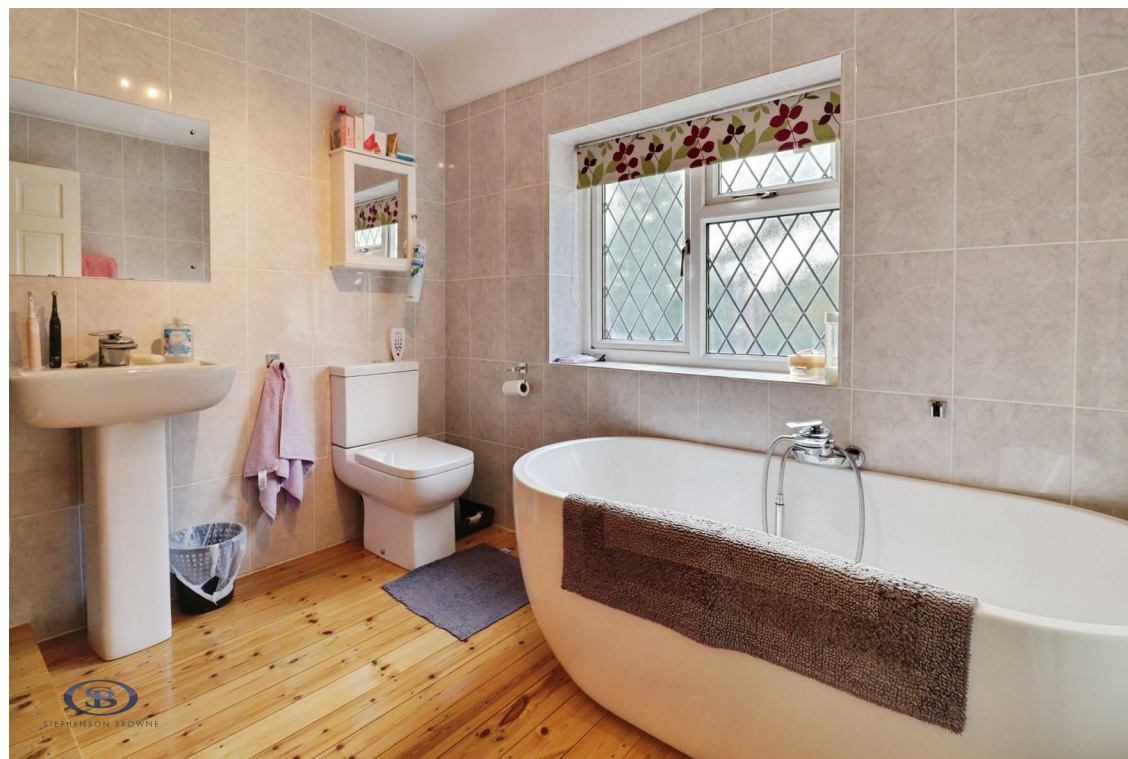
11'1" x 9'2"

Bedroom Three

9'2" x 10'3"

Bathroom

8'11" x 6'8"



Stephenson Browne AML Disclosure

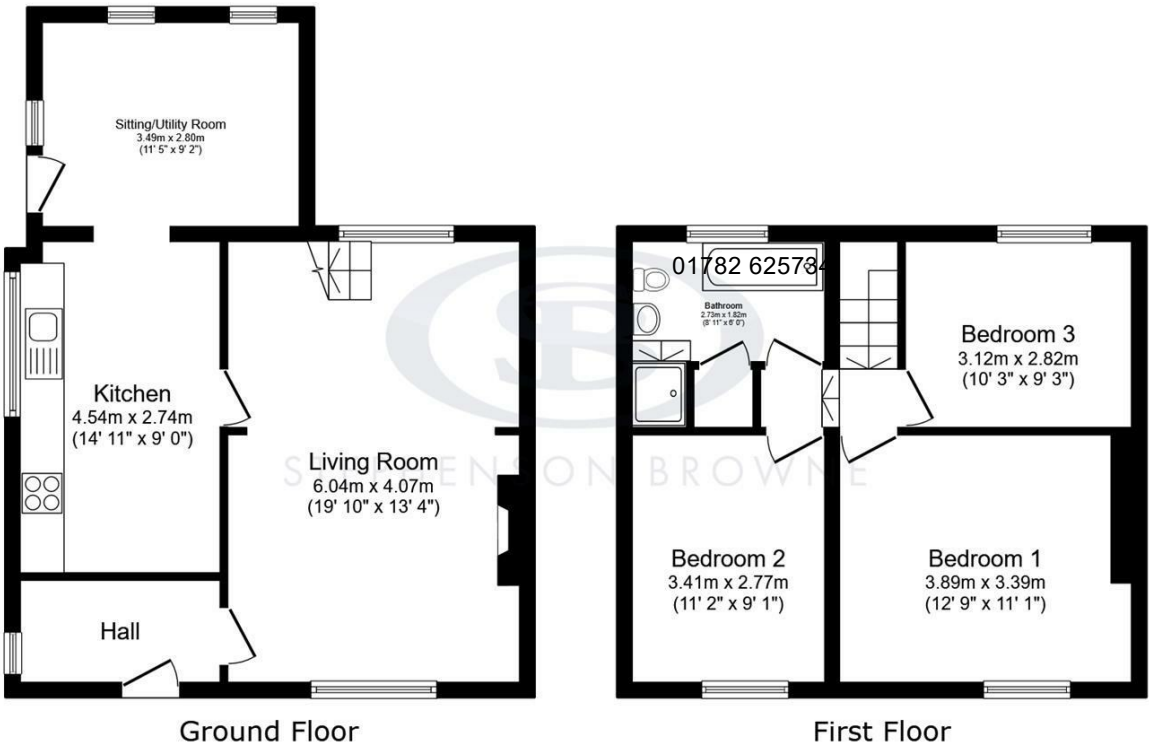
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Floorplans

Golf House Lane, Whitchurch



Total floor area: 93.1 sq.m. (1,002 sq.ft.)

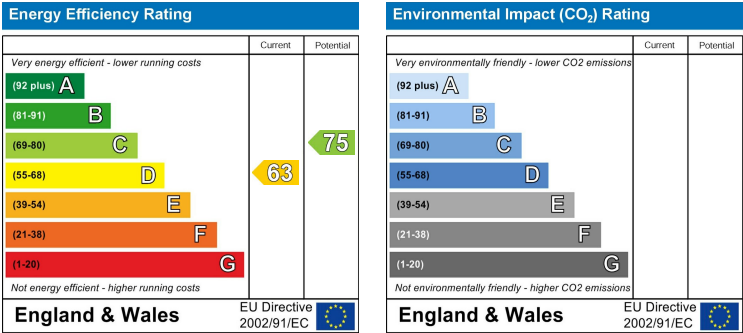
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Area Map



EPC Rating



Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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