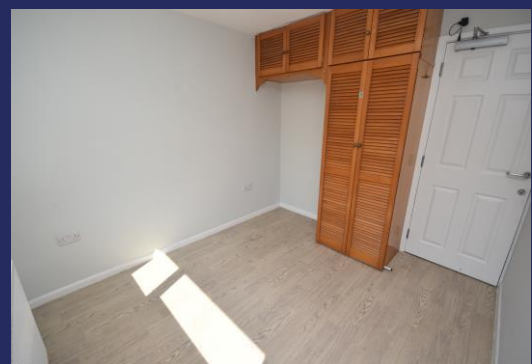




Helping *you* move



Marijos, 1 Millbrook, Prees, SY13 2ET

A three-bedroom detached bungalow in a popular village location with excellent amenities. Enjoying a peaceful position, the property offers no upward chain, driveway, single garage and lawned gardens to the front and rear.

Offers in the Region of
£290,000

Marijos, 1 Millbrook, Prees, SY13 2ET

Overview

- Detached Bungalow
- Three Bedrooms
- Popular village location
- Close to local amenities
- No Upward Chain
- Lounge opening into kitchen
- Useful utility room
- Driveway and single garage
- Front and Rear Gardens
- EPC C
- Council Tax Band C



Situated in a popular village location with excellent local amenities, this well-presented three-bedroom detached bungalow enjoys a quiet position backing onto open fields. Offered with no upward chain, the property provides comfortable single-level living with generous outside space and a practical layout. The accommodation begins with an entrance hall leading to a spacious lounge, which opens through into the fitted kitchen, creating a sociable and welcoming living area. A useful utility room provides additional storage and everyday convenience. There are three well-proportioned bedrooms served by a family bathroom. Externally, the property benefits from a good-sized driveway providing ample off-road parking, along with a single garage. The front garden is laid to lawn, while the enclosed rear garden offers a private outdoor space with a lawned area.

A fantastic opportunity for those seeking a quiet village setting, convenient amenities, and the ease of bungalow living.

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

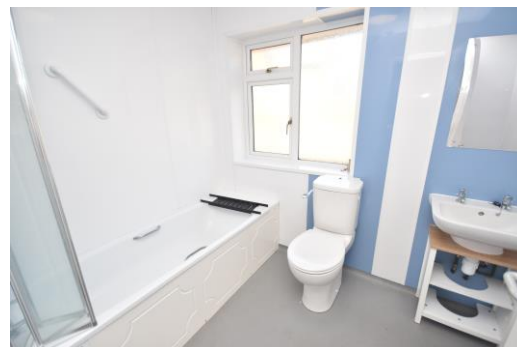
We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

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

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. 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

From Whitchurch take the A49 towards Shrewsbury, after approximately 5 miles turn right into Prees, at the crossroads turn right and proceed on to Station Road, continue on then turn right into Lighteach Road where the property can be found after a short distance on the left 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 C. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

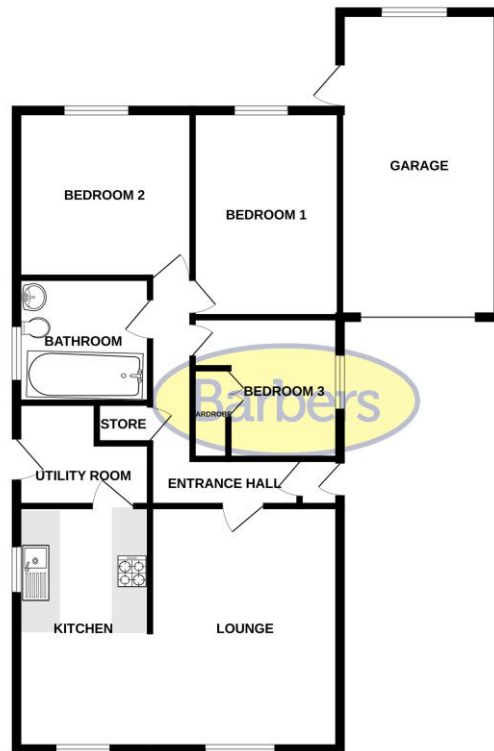
For Sale by Private Treaty.

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.

WH34927 250124

GROUND 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 for 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.
Made with Metropix 12/2019

LOUNGE

15' 2" x 10' 7" (4.62m x 3.23m)

KITCHEN

15' 1" x 8' 2" (4.6m x 2.49m)

UTILITY ROOM

7' 5" x 6' 2" (2.26m x 1.88m)

BEDROOM ONE

13' 8" x 9' 8" (4.17m x 2.95m)

BEDROOM TWO

9' 9" x 9' 3" (2.97m x 2.82m)

BEDROOM THREE

9' 8" x 8' 8" (2.95m x 2.64m)

BATHROOM

8' 3" x 6' 2" (2.51m x 1.88m)

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



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.