



Helping *you* move



4 Hillside, Prees Green, SY13 2EB

Offers in the Region of

£250,000

Situated in a convenient spot near Prees, this semi-detached home offers a strong opportunity for modernisation, featuring a spacious kitchen/diner, a generous lounge with patio doors to the garden, a downstairs shower room and separate WC, three bedrooms with two offering built-in storage, a well-maintained rear garden with open field views, plus off-road parking and a single garage.

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Overview

- Semi detached three bedroom house
- Requires updating throughout
- Positioned close to the village of Prees
- Open field views to the rear
- Kitchen/diner
- Lounge with patio doors to the garden
- Downstairs shower room
- Well maintained large rear garden
- Off road parking and a single garage
- EPC F, Council tax band C



Positioned near the village of Prees, this semi-detached home backs onto open fields and presents an excellent chance for someone looking to update a property to their own style. It sits within a convenient spot for local amenities while enjoying a peaceful outlook to the rear. On entering, to the right is a spacious kitchen/diner that would benefit from modernisation, offering plenty of room to rework the layout or create a more contemporary space. Adjacent is a generous lounge, a comfortable room with patio doors that open directly onto the garden, bringing in good natural light and providing easy access outside. There is also a downstairs shower room and a separate WC. Upstairs, there are three bedrooms: two doubles and one single, with two of the bedrooms offering built-in storage. The arrangement works well for families, guests, or those needing a dedicated workspace.

Outside, the property enjoys a well-maintained rear garden of a very good size, complete with a patio area and lovely views across open fields. To the front, there is off-road parking and a single garage.

Location:

The property is situated in the hamlet of Prees Green. It is around half a mile from 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. Whitchurch is 7 miles away and is a busy historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.



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. Electric Storage Heaters. Solar Panels. 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 proceed on the A49 towards Shrewsbury, continue past the village of Prees and Hillside will be found shortly after 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 F. The full energy performance certificate (EPC) is available for this property upon request.

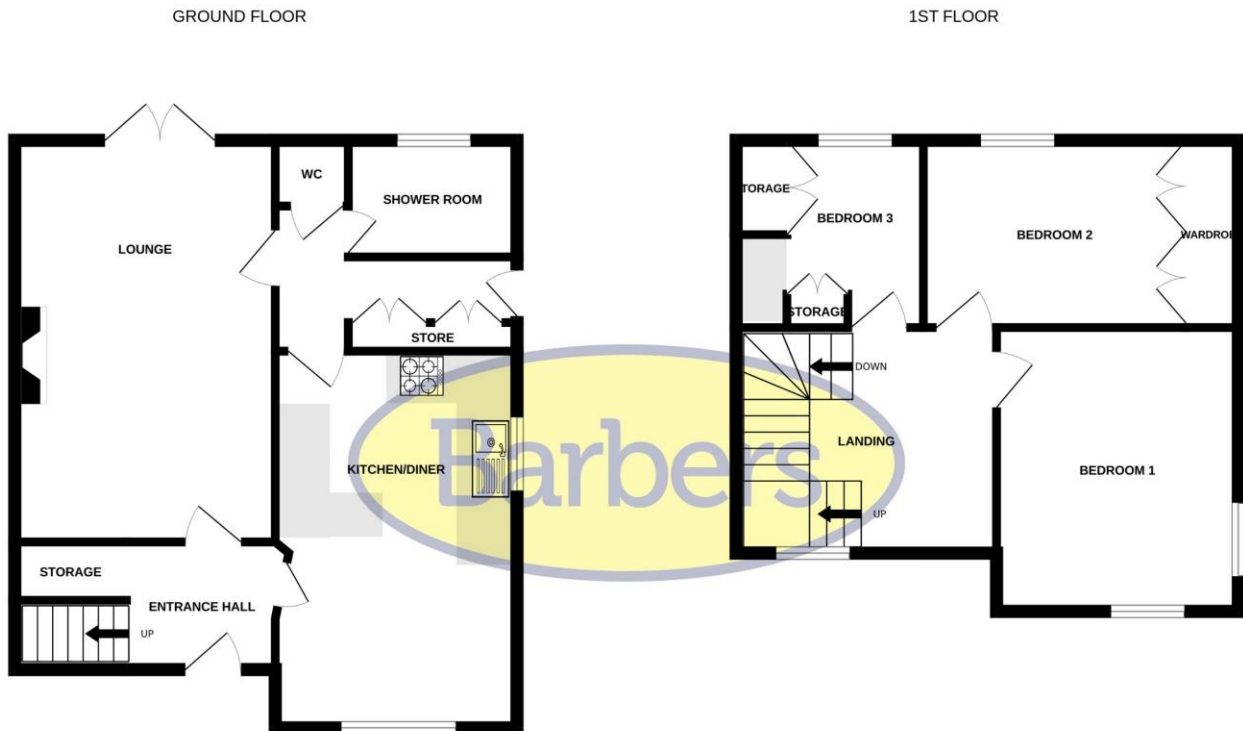
METHOD OF SALE

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.

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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 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 ©2025

KITCHEN/DINER

17' 6" x 11' 4" (5.33m x 3.45m)

LOUNGE

18' 9" x 12' 4" (5.72m x 3.76m)

BEDROOM ONE

12' 4" x 11' 3" (3.76m x 3.43m)

BEDROOM TWO

11' 7" x 10' 4" (3.53m x 3.15m)

BEDROOM THREE

7' 11" x 7' 7" (2.41m x 2.31m)

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

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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.