



Helping *you* move



7 Argus Gardens, Prees Heath, SY13 3BF

Offers in the Region of
£275,000

A spacious four bedroom detached family home on a popular development in Prees Heath, overlooking fields to the rear. Featuring a kitchen/diner with garden access, utility, cloakroom, master en-suite and family bathroom. With the benefit of a driveway, garage and a good-size garden with an insulated garden cabin.

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Overview

- Spacious 4 bed detached house
- Located on a small, popular development
- Field views to the rear
- Kitchen/diner, Utility Room
- Good Size Lounge
- Master bedroom with en-suite
- Modern Family Bathroom
- Driveway and Single Garage
- Rear Garden with insulated cabin
- EPC C
- Council Tax Band D



Situated on a small and popular development in Prees Heath, this spacious four-bedroom detached home enjoys attractive views over open fields to the rear and offers well-proportioned accommodation ideal for modern family living. The property is conveniently located for commuters, with excellent road links providing quick access to major routes, while the nearby market town of Whitchurch offers an excellent range of shops, schools and everyday amenities. The charming village of Tilstock is also just a mile away and benefits from a well-regarded primary school. The accommodation briefly comprises an entrance hall, cloakroom, good size lounge and a modern kitchen/dining room with doors opening onto the rear garden, creating a great space for both everyday living and entertaining. A separate utility room provides additional practicality. To the first floor are four bedrooms, including a generous master bedroom with en-suite shower room, together with a contemporary family bathroom serving the remaining bedrooms.

Externally, the property benefits from a driveway providing off-road parking and a single garage. To the rear is a good-sized garden, mainly laid to lawn with a paved patio area ideal for outdoor dining. A particular feature is the large insulated cabin, complete with power and lighting, offering excellent potential for use as a home office, studio or hobby space.

LOCATION

Situated approximately 1 mile from the village of Tilstock, which provides primary school, church, bowling club and inn. The village of Prees is approximately 3 miles, which benefits from a convenience store/post office, newsagents, doctors surgery, hairdressers, recreational facilities, train station and a highly regarded primary school. Whitchurch is approximately 2 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, four 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, London and Birmingham 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.

MANAGEMENT COMPANY

We have been informed that a management company will be maintaining the communal areas of the development in the future, and we are advised that the approximate cost of this is to be confirmed. This will be confirmed by solicitors during the pre-contract enquiries.

SERVICES

We are advised that mains electricity, water and drainage are available. LPG 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 proceed on the A49 towards Shrewsbury, upon reaching the Prees Heath roundabout (at the end of the dual carriageway) take the 2nd exit and the entrance to Argus Gardens can be found after a short distance on the right hand side. Continue on and the property can be found after a short distance on the left hand side.

LOCAL AUTHORITY

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

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.

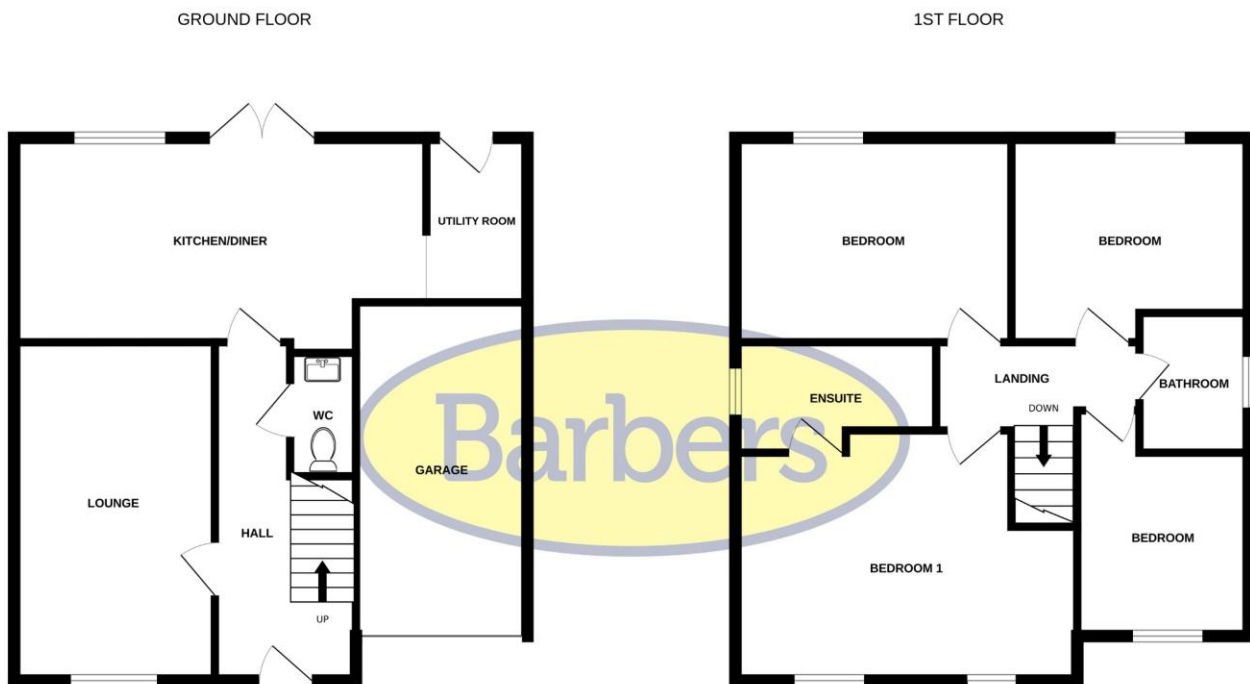
METHOD OF SALE

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.

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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.
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LOUNGE

16' 0" x 9' 6" (4.88m x 2.9m)

KITCHEN/DINER

19' 6" x 9' 8" (5.94m x 2.95m)

MASTER BEDROOM

16' 2" x 12' 8" (4.93m x 3.86m)

BEDROOM TWO

12' 9" x 9' 1" (3.89m x 2.77m)

BEDROOM THREE

12' 3" x 9' 2" (3.73m x 2.79m)

BEDROOM FOUR

11' 3" x 8' 7" (3.43m x 2.62m)

GARAGE

15' 9" x 8' 1" (4.8m x 2.46m)

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.