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15 Shrewsbury Street, Prees, SY13 2DH

A characterful end-terrace home in the heart of Prees, offering three double bedrooms, living room featuring an exposed-brick fireplace and wood-burning stove, kitchen/diner, courtyard and separate garden. With added benefits of off-road parking, garage and solar panels.

Offers in the Region of

£279,550

15 Shrewsbury Street, Prees, SY13 2DH

Overview

- Characterful end-terrace
- Popular village location with excellent amenities
- Three double bedrooms
- Two reception rooms
- Off road parking and garage
- Solar panels
- Freehold
- Council tax band C
- EPC D



Description

This characterful end-terrace home enjoys a convenient position right in the heart of Prees, close to the village's local amenities. Situated within a conservation area, the home combines attractive period features with an individual style.

The ground floor offers two comfortable living rooms, one featuring a wood-burning stove, creating an inviting space in which to relax, while the second benefits from an open working fireplace, providing an ideal area for a cosy snug. The kitchen/diner, complete with a range of fitted units, is complemented by attractive exposed brick detailing, including the original kitchen fireplace. Off the kitchen is a useful under-stairs cupboard and utility space, with an oil-fired boiler and space for a washing machine, alongside a convenient downstairs WC.

Upstairs, there are three well-proportioned double bedrooms, together with a family bathroom fitted with a bath and shower over.

Outside, the home benefits from a courtyard area, providing a secluded spot for outdoor seating or entertaining, along with a separate lawn area, located at the rear of the property. There is also the valuable benefit of off-road parking for one car and a single garage, a particularly useful addition for a home conveniently located within the village centre.

Overall, this is a charming home, offering a lovely blend of period features, comfortable living space and the convenience of village-centre 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. Oil central heating. Solar panels which are connected to a feed-in tariff. 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, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk









DIRECTIONS
Proceed out of Whitchurch and take the A49 towards Shrewsbury, on approaching Prees turn right onto Whitchurch Road, just after the crossroads continue straight on, and shortly after the property will be found on the left hand.

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 D. 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.

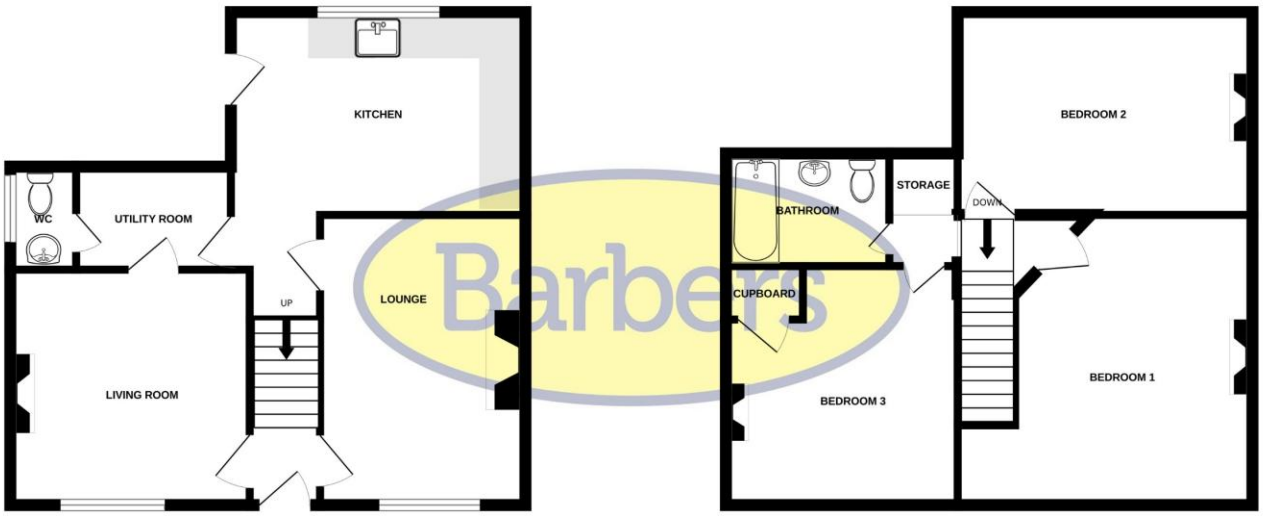
AGENTS NOTE
Shared access path to rear garden, parking area and garage.

AGENTS NOTE
The upper windows to the front of the property are stainless steel double-glazed units fitted within the original wood frames, replacing metal framed Crittel windows. We are advised that the current owner has replaced for 21st century like. The property is situated within a Conservation Area & this change may be subject to planning approval. An indemnity policy can be put in place if required.

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GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.

1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 sq.m.) approx.

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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KITCHEN14' 66" x 10' 0" (5.94m x 3.05m)

LIVING ROOM
14' 35" x 9' 83" (5.16m x 4.85m)

LOUNGE/OFFICE
11' 61" x 10' 87" (4.9m x 5.26m)

BEDROOM ONE
14' 75" x 11' 27" (6.17m x 4.04m)

BEDROOM TWO
14' 61" x 9.' 9" (5.82m x 2.97m)

BEDROOM THREE
11' 82" x 11' 1" (5.44m x 3.38m)

BATHROOM
8' 02" x 5' 65" (2.49m x 3.18m)

UTILITY ROOM
7' 71" x 5' 14" (3.94m 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

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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 but, please contact us before viewing the property.