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8 Cricket Meadow, Prees, SY13 2BZ

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Region of £449,950







Situated in the sought-after village of Prees, this impressive five-bedroom detached home offers spacious family living, two En Suites, a fabulous Conservatory, generous gardens and Double Garage. Further benefits include underfloor heating, air conditioning and excellent village amenities.

- Impressive five-bedroom detached house
- Fabulous Conservatory with French Doors Opening onto Decked Seating Area
- Large Entrance Hall with vaulted window
- Underfloor heating, air conditioning, and solar panels
- Master Bedroom with En Suite Shower Room
- Popular Village Location close to amenities
- Good Size Rear Garden
- Driveway and Double Garage
- Spacious Utility Room
- Attached Double Garage with Electric Door and lift access into the property
- EPC C, Council Tax Band E, Freehold









Offering generous and versatile accommodation, this impressive five-bedroom detached home enjoys an enviable position in the heart of the highly sought-after village of Prees. With its spacious and thoughtfully arranged layout, beautifully maintained gardens and excellent village amenities close at hand, this wonderful property is perfectly suited to families, multi-generational living or those seeking flexible accommodation to suit a variety of lifestyles.

From the moment you step inside, this lovely home is sure to impress. A welcoming Entrance Hall boasts a striking vaulted window, allowing natural light to pour in and creating a wonderful sense of space and grandeur. The bright, contemporary feel continues throughout the upper floor, with generously proportioned rooms. The spacious Lounge provides the perfect place to unwind, whilst the separate formal Dining Room offers an inviting setting for family meals and special occasions. A real highlight of the home is the fabulous, generously sized Conservatory, a wonderfully light and versatile space with French doors opening directly onto a decked seating area. Whether used as an additional sitting room, playroom or simply somewhere to relax and enjoy views of the garden, this delightful room is sure to become a firm favourite. The well-appointed Kitchen/Breakfast Room offers an abundance of worktop space and storage, providing a practical and welcoming hub for everyday family life. The Master Bedroom benefits from its own private En Suite Shower Room, creating a comfortable retreat. With air conditioning in the Lounge, Conservatory and Master Bedroom, the property also offers welcome comfort during those warmer summer months.

The thoughtfully arranged lower ground floor provides four further well-proportioned Bedrooms, one of which enjoys the added luxury







of an En Suite Shower Room, ideal for guests or extended family. A spacious Utility Room offers excellent additional storage and laundry facilities, whilst a Family Bathroom completes the accommodation.

Outside, the property continues to impress. To the front, a smart brick-paved driveway provides ample off-road parking and leads to an attached Double Garage with an electric door. A particularly useful feature is the lift situated within the Garage, providing convenient access directly into the property and adding an extra level of practicality and flexibility for everyday living, especially for those considering multi-generational arrangements. A well-maintained lawned garden adds to the property's attractive approach. To the rear, the generous garden provides a wonderful setting for outdoor living, with a paved patio area perfect for summer barbecues, alfresco dining and entertaining family and friends. Beyond lies a good size lawn, creating an appealing outdoor space with plenty of room for relaxation, recreation and enjoyment.

With its spacious interiors, versatile accommodation, modern comforts and delightful gardens, this wonderful home is perfectly suited to growing families or multi-generational living, offering flexible space to suit changing needs in a desirable village setting.



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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.

SERVICES
We are advised that mains electricity, water and drainage are available. Air conditioning, air source underfloor heating and 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/

DIRECTIONS
From Whitchurch travel on the A49 towards Shrewsbury, after approximately 5 miles upon reaching Prees turn right into the village, continue on then take the right-hand turn at the crossroads, proceed then take the left hand turning into Brades Road and Cricket Meadows will be found after a short distance on the right-hand side.

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

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

METHOD OF SALE
For sale by Private Treaty.

ENERGY PERFORMANCE
EPC C. The full energy performance certificate (EPC) is available for this property upon request.

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**.**

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.

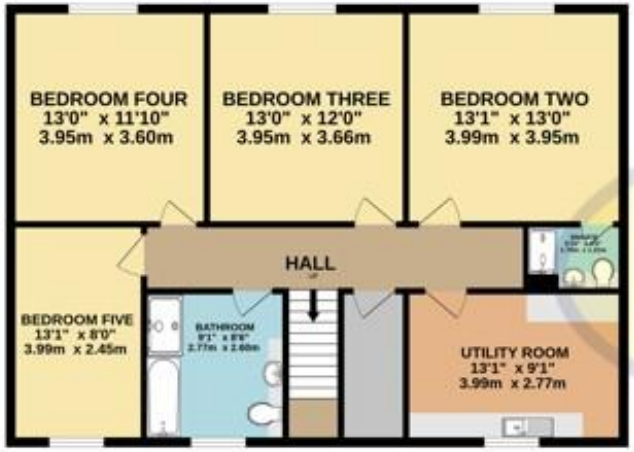
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LOUNGE
17' 1" x 13' 0" (5.21m x 3.96m)

CONSERVATORY
15' 0" x 10' 1" (4.57m x 3.07m)

KITCHEN/BREAKFAST ROOM
15' 0" x 10' 1" (4.57m x 3.07m)

DINING ROOM
13' 0" x 10' 4" (3.96m x 3.15m)

MASTER BEDROOM
13' 1" x 13' 0" (3.99m x 3.96m)

EN SUITE
9' 2" x 8' 7" (2.79m x 2.62m)

UTILITY ROOM
12' 9" x 6' 7" (3.89m x 2.01m)

BEDROOM TWO
13' 1" x 13' 0" (3.99m x 3.96m)

BEDROOM THREE
13' 0" x 12' 0" (3.96m x 3.66m)

BEDROOM FOUR
13' 8" x 11' 8" (4.17m x 3.56m)

BEDROOM FIVE
13' 0" x 8' 0" (3.96m x 2.44m)

FAMILY BATHROOM
9' 1" x 8' 6" (2.77m x 2.59m)

DOUBLE GARAGE
18' 6" x 17' 3" (5.64m x 5.26m)

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 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.

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WHITCHURCH
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