

Approximate Area = 1391 sq ft / 129.2 sq m  
Garage = 298 sq ft / 27.7 sq m  
Total = 1689 sq ft / 156.9 sq m  
For identification only - Not to scale

GROUND FLOOR

Garden Room  
9'4 (2.84)  
x 8'4 (2.55)

Kitchen  
14'2 (4.31)  
x 9'1 (2.77)

Dining Room  
13' (3.96)  
x 12'8 (3.85)

Living Room  
14'2 (4.32)  
x 12'8 (3.86)

Reception Hall  
12'8 (3.85)  
x 9'1 (2.77)

Up

FIRST FLOOR

Bedroom 2  
14'1 (4.29)  
x 9'7 (2.93)

Bedroom 3  
12'8 (3.86)  
x 10' (3.06)

Bedroom 1  
14'7 (4.44)  
x 12'8 (3.87)

Down

Garage  
17'4 (5.27)  
x 17'3 (5.25)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1436408

| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 |           |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| 59                                          | 72        |

England & Wales EU Directive 2002/91/EC

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

**Do you require a mortgage/financial advice?** We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

**Do you require a surveyor?** We can recommend an independent chartered surveyor. Details can be provided upon request.

**Do you require a solicitor?** We can recommend reputable local solicitors. Details can be provided upon request.

Regulated by

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED

APPROVED CODE

TRADING STANDARDS UK

The Property Ombudsman

WHITCHURCH SALES

8 Watergate Street | Whitchurch | Shropshire | SY13 1DW

01948 663230

whitchurch@hallsgb.com

www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

FOX HOLLOW PRIMROSE LANE

PREES | WHITCHURCH | | SY13 2EH

Fox Hollow is a charming and extended semi detached cottage which dates back to the 1850's. The property has large gardens and is surrounded by open countryside. The property has three reception rooms and a large reception hall, kitchen, three double bedrooms and a family bathroom. There is a detached double garage and ample car parking.

Offers in the region of £399,995

Bishops Castle | Ellesmere | Kidderminster | Oswestry | Shrewsbury | Telford | Welshpool | Whitchurch

www.hallsgb.com

01948 663230



 3  3  1  D

- Charming Extended Country Cottage
- Wonderful Countryside Views
- Spacious Accommodation
- Large Landscaped Gardens
- Located Close to Prees
- Viewing Highly Recommended

### LOCATION - PREES

The property is located along Primrose Lane which is off Moreton Street. The popular village of Prees which benefits from a village convenience store/post office, a newsagents, a recently built doctor's surgery, a hairdressers, excellent sporting and leisure facilities at the Prees Football and Recreation club, a church and a well respected primary school.

The larger towns of Whitchurch, Shrewsbury, Chester and Telford are within easy driving distance, and there is a local railway station approximately half a mile away and this gives access to Whitchurch and Crewe to the North and Shrewsbury to the south.

### BRIEF DESCRIPTION

Halls are delighted to be instructed to sell Fox Hollow by private treaty.



Fox hollow is a wonderful extended semi detached country house surrounded by open farmland & countryside. The property dates back to the mid 19th Century and is well presented. It comprises an enclosed side entrance porch with stone flagged flooring and a door that opens into the spacious reception hall with a study area. There is a charming sitting room to the front with exposed beams, windows to the front and an open fire place. There is a spacious dining room with window to the side and double doors to the garden room which has windows and doors to the large landscaped rear gardens.

Off the sitting room is a door to the country style kitchen which has a wide range of base and wall mounted units, extensive counter tops, drainer sink unit, integrated appliances including a fridge / freezer, dish washer and washing machine. There is an electric hob, oven and microwave oven. There is a window overlooking the rear garden and a door to the small rear entry hall and location of the boiler.

Stairs ascend from the reception hall to the 1st floor landing where there are internal latch doors. There is a door to an airing cupboard and three double bedrooms with wonderful views over the surrounding countryside and gardens. There are wardrobes in bedrooms one and two. There is a family bathroom with large freestanding bath, large separate shower enclosure, vanity unit with wash hand basin and W.C. The property has oil fired central heating and double glazed windows.



### OUTSIDE & GARDENS

The property is accessed from Primrose Lane to a drive at the side of the house suitable for four cars. The drive continues to a detached double garage with two up and over doors, power, lighting and water. There is a small area of garden to the front of the house and to the rear is a large garden which comprises a sitting area to the rear of the house, lawns and flower borders. There is at the top of the garden raised kitchen garden beds and a concrete base for a greenhouse.

### DIRECTIONS

From the centre of Prees drive up Church Street and then left into Moreton Street. Continue along Moreton St for about 1/4 of a mile and turn right into Primrose Lane and the property is located down the lane on the right hand side.

### WHAT 3 WORDS

///teams.failed.soap

### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.



### SCHOOLING - PREES

The property lies within a convenient proximity to a number of well regarded state and private schools including Lower Heath CE Primary School, Prees CE Primary School, SJT Secondary School in Whitchurch and Thomas Adams in Wem, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

### VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW  
WH1773 250326

### LOCAL AUTHORITY - SHROPSHIRE

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

### COUNCIL TAX - SHROPSHIRE

The current Council Tax Band is 'C' on the Shropshire Council Register.

### SERVICES

We believe that mains water and electricity are available to the property. The heating is via an oil fired boiler to radiators. Drainage is to a modern sewage treatment plant.

### TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.