



Helping *you* move



40 Shrewsbury Street, Prees, SY13 2DH

Set within a quiet five-home cul-de-sac in Prees, this modern three-bedroom detached bungalow offers a master en-suite, two further doubles, a spacious open-plan kitchen/diner/lounge with twin patio doors, a utility with garage access, generous gardens, off-road parking and a single garage, along with energy-efficient features including solar panels, an EV charging point and air-source heating.

Offers in the Region of
£390,000

40 Shrewsbury Street, Prees, SY13 2DH

Overview

- Modern detached three bedroom bungalow
- Sought after Village location
- Superb open plan kitchen/diner/living space
- Energy efficient features-air source heating, solar panels and an EV charging point
- Master bedroom with an ensuite
- Well appointed family bathroom
- Generous rear garden
- Off road parking and a single garage
- EPC B, Council tax band D



A modern three-bedroom detached true bungalow, finished to a lovely standard and set within a quiet residential cul-de-sac of just five homes in the popular village of Prees. The property is well placed for local amenities, including the village shop and doctors' surgery. On entering, the accommodation flows from a central hallway. To the right is the double master bedroom, a bright and comfortable space benefitting from its own en-suite shower room. There are two further double bedrooms, along with a modern family bathroom.

Positioned to the rear is a superb open-plan kitchen/diner/lounge, an excellent social space with two sets of patio doors opening directly onto the garden. The kitchen is fitted with modern units and oak worktops, featuring an island with breakfast seating and a range of built-in appliances, with ample room for a dining table and chairs. A separate utility room provides additional storage and has internal access to the garage.

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

SERVICES

We are advised that mains electricity, water and drainage are available. Air source heating. 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



MANAGEMENT COMPANY

We are advised by the vendors that there is management company set up and the service charge is currently £360 per annum for the maintenance of the communal pumping station. This will be confirmed by the solicitors during Pre-Contract enquiries.

DIRECTIONS

Take the A49 towards Shrewsbury, after approximately 5 miles turn right into Prees, continue on before taking the right hand turn which leads to the property, proceed and the property can be found after a short distance on the right 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 B. The full energy performance certificate (EPC) is available for this property upon request.

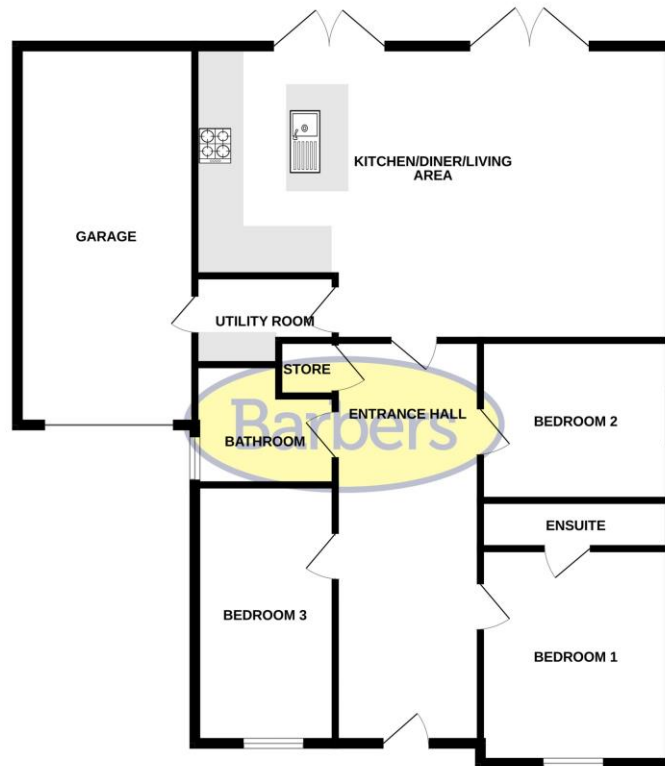
METHOD OF SALE

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.

GROUND FLOOR



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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KITCHEN/DINER/LIVING SPACE

26' 3" x 16' 7" (8m x 5.05m)

UTILITY ROOM

10' 1" x 5' 2" (3.07m x 1.57m)

MASTER BEDROOM

11' 4" x 10' 3" (3.45m x 3.12m)

BEDROOM TWO

10' 3" x 8' 4" (3.12m x 2.54m)

BEDROOM THREE

13' 1" x 9' 6" (3.99m x 2.9m)

BATHROOM

9' 2" x 6' 4" (2.79m x 1.93m)

SINGLE GARAGE

20' x 9' 1" (6.1m x 2.77m)

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 buy, please contact us before viewing the property.