



Helping *you* move



1 Park Terrace, Whitchurch Road, Prees, SY13 2DE

Offers in the Region of
£280,000

A tastefully presented Three Bedroom Semi-Detached House with improved accommodation throughout and very large rear Garden, situated on the outskirts of the popular village of Prees.

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Overview

- Semi-Detached House
- Recently Refurbished
- Fabulous Kitchen/Diner
- Light & Airy Lounge
- Side Entrance Porch & WC
- Three Bedrooms
- Family Bathroom
- Very Large Rear Garden
- Outskirts of Village
- EPC TBA
- Council Tax Band B
- No Chain Involved



Discover this charming family home located on the edge of the popular village of Prees. Recently refurbished and reconfigured, this property offers a perfect blend of modern convenience and village charm. Step inside to find an inviting Living Room, ideal for relaxation, and a modern Kitchen Diner with family space, perfect for family meals and entertaining. The first floor features Three comfortable Bedrooms and a well-appointed Bathroom.

Outside, the huge garden offers a wonderful space for outdoor activities and gardening enthusiasts with certain spaces still to be finished including a gravel patio area which will provide an ideal spot for al fresco dining and entertaining.

This home enjoys the convenience of nearby amenities including a post office and a train station, making it an ideal location for those seeking both tranquillity and connectivity. Don't miss the opportunity to make this beautifully updated property your new home.

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

SERVICES

We are advised that mains electricity, water and drainage are available. 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 travel on the A49 towards Shrewsbury, after approximately 5 miles upon reaching Prees turn into the village 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 to be advised. The full energy performance certificate (EPC) will be available for this property upon request.

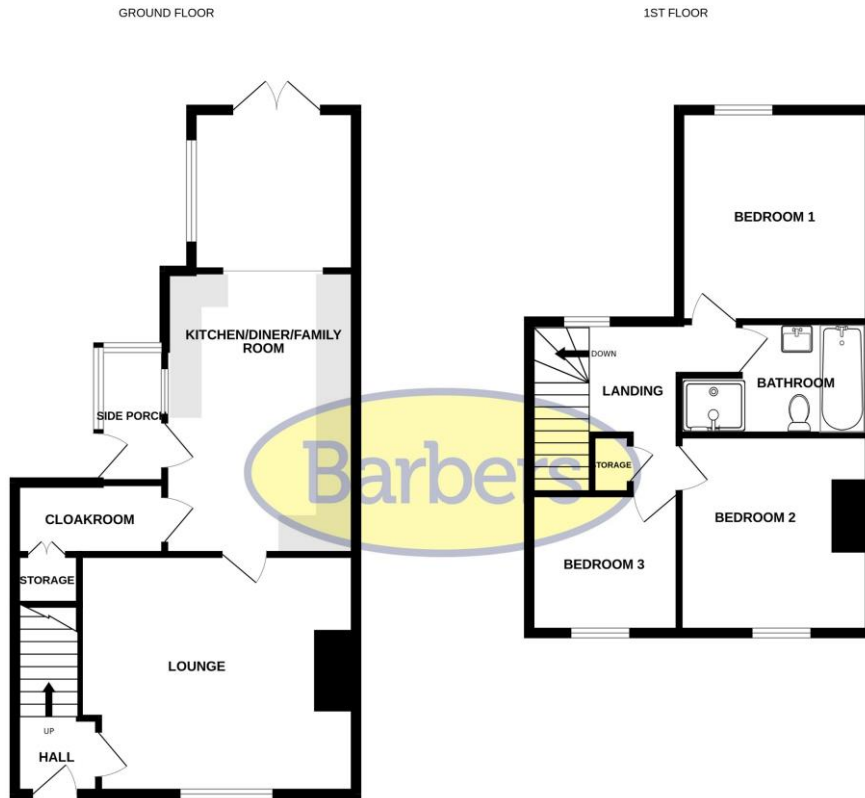
METHOD OF SALE

For Sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

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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.
Made with Memphis 12/2014

All measurements quoted are approximate:

Lounge 14'7" x 13'7" (4.44m x 4.14m)

Kitchen/Diner/Family Space 25'3" x 9'8" max (7.7m x 2.95m)

Bedroom One 10'7 x 10' (3.23m x 3.05m)

Bedroom Two 10'4" x 9'9" (3.15m x 2.97m)

Bedroom Three 7'9" x 7'3" (2.36m x 2.21m)

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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Barbers

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.