



Helping *you* move



## Kamava, Lighteach Road, Prees, SY13 2DR

Offers in the Region of  
**£255,000**

A good size three bedroom detached bungalow with ample off road parking and single garage, situated in the popular village of Prees which has an excellent range of daily amenities. NO UPWARD CHAIN.

# Kamava, Lighteach Road, Prees, SY13 2DR

## Overview

- Good Size Detached Bungalow
- Three Bedrooms
- Popular Village Location with amenities
- Long Driveway and Single Garage
- Lounge, Kitchen/Breakfast Room
- Master En Suite and Wet Room
- Front and Rear Gardens
- NO UPWARD CHAIN
- EPC E
- Council Tax Band D



Situated in the popular village of Prees with an excellent range of amenities and a well regarded primary school, this spacious three bedroom detached bungalow is ideal for those looking to enjoy a quiet lifestyle with easy access to everyday essentials. Offered for sale with no upward chain, this well proportioned home includes a welcoming Entrance Hall and a cosy Lounge with dual aspect windows, providing plenty of natural light. The functional Kitchen/Breakfast Room offers ample space for meal preparation and there are Three Bedrooms including the Master Bedroom with its own En Suite Shower Room and a modern Wet Room completes the accommodation. Outside, a long driveway provides ample off road parking space, leading to a single detached garage that offers additional parking or storage space. The front garden is lawned and there is a well maintained garden to the rear with lawn and a patio area ideal for unwinding and outdoor dining. Don't miss out on this fantastic opportunity to make this lovely bungalow 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 D. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

#### SERVICES

We are advised that mains electricity, water and drainage are available. LPG central heating. 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](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

From Whitchurch take the A49 towards Shrewsbury, after approximately 5 miles turn right into Prees, at the crossroads turn right and proceed on to Station Road, continue on then turn right into Lighteach Road where the property can be found after a short distance on the left 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 E. The full energy performance certificate (EPC) is available for this property upon request.

#### METHOD OF SALE

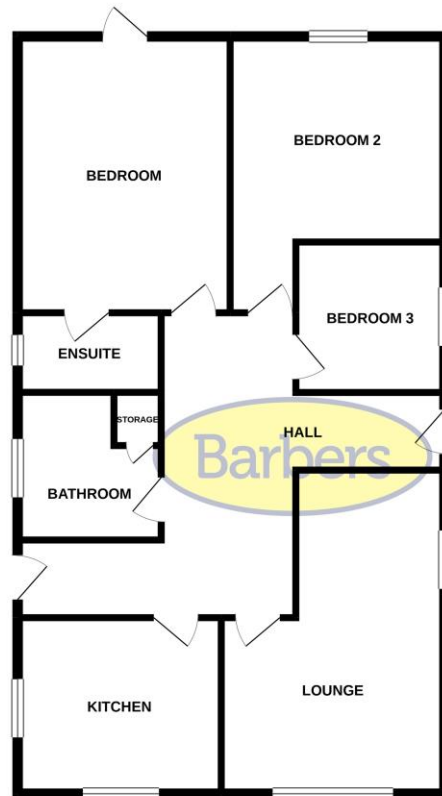
For Sale by Private Treaty.

#### 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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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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**LOUNGE**  
18' 3" x 12' 8" (5.56m x 3.86m) max

**KITCHEN/BREAKFAST ROOM**  
10' 9" x 9' 7" (3.28m x 2.92m)

**BEDROOM ONE**  
15' 7" x 12' 4" (4.75m x 3.76m)

**BEDROOM TWO**  
11' 1" x 10' 3" (3.38m x 3.12m)

**BEDROOM THREE**  
9' 9" x 7' 3" (2.97m x 2.21m)

**GARAGE**  
17' 5" x 10' 3" (5.31m x 3.12m)

## 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

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



**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.