



Helping *you* move



## 5 Whitebrook Meadow, Prees

Three bedroom Detached Bungalow with Garage and Gardens situated in a quiet area in a popular village.

Offers in the Region of

**£275,000**



# 5 Whitebrook Meadow, Prees, Whitchurch, SY13 2DA

## Overview

- Detached Bungalow
- Lounge, Dining Room
- Conservatory, Kitchen
- Master Bedroom with Ensuite
- Two Further Bedrooms
- Family Bathroom
- Single Garage
- Private Rear Garden
- Quiet Cul-de-Sac
- Village Location
- EPC D, Council Tax Band C



## 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.

## Brief Description

A three-bedroom Detached Bungalow situated in a quiet cul-de-sac within a village setting. The property offers a spacious Lounge, a Dining Room, Conservatory and a functional Kitchen; the master Bedroom includes an En-Suite, with two additional Bedrooms served by a family Bathroom. The single Garage has been split into a workshop and storage space, adding practicality to the home. The Garden is private and not overlooked, providing a secluded outdoor area.

This bungalow is ideal for those seeking a peaceful location with practical living spaces.





### Outside

The property is approached over a good size driveway with turning point, leading to a single detached Garage, providing ample parking for several vehicles. Please note the Garage is currently split into a workshop and storage area. There is an attractive garden to the front comprising lawned area with well stocked borders. To the rear is a private enclosed garden mainly laid to lawn with a range of mature shrubs, plants and trees.

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



### 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.

### SERVICES

We are advised that mains water, drainage, and electricity 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.

### VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667 272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

### DIRECTIONS

Take the A49 towards Shrewsbury, after approximately 5 miles turn right into Prees, proceed then turn right at the crossroads into Mill Street, continue on past the turnings for Brades Road and Lighteach Road, turn left into Whitebrook Meadow where the property can be found after a short distance, tucked away on the left hand side.

### ENERGY PERFORMANCE

EPC Rating D. The full energy performance certificate (EPC) is available for this property upon request.

### METHOD OF SALE

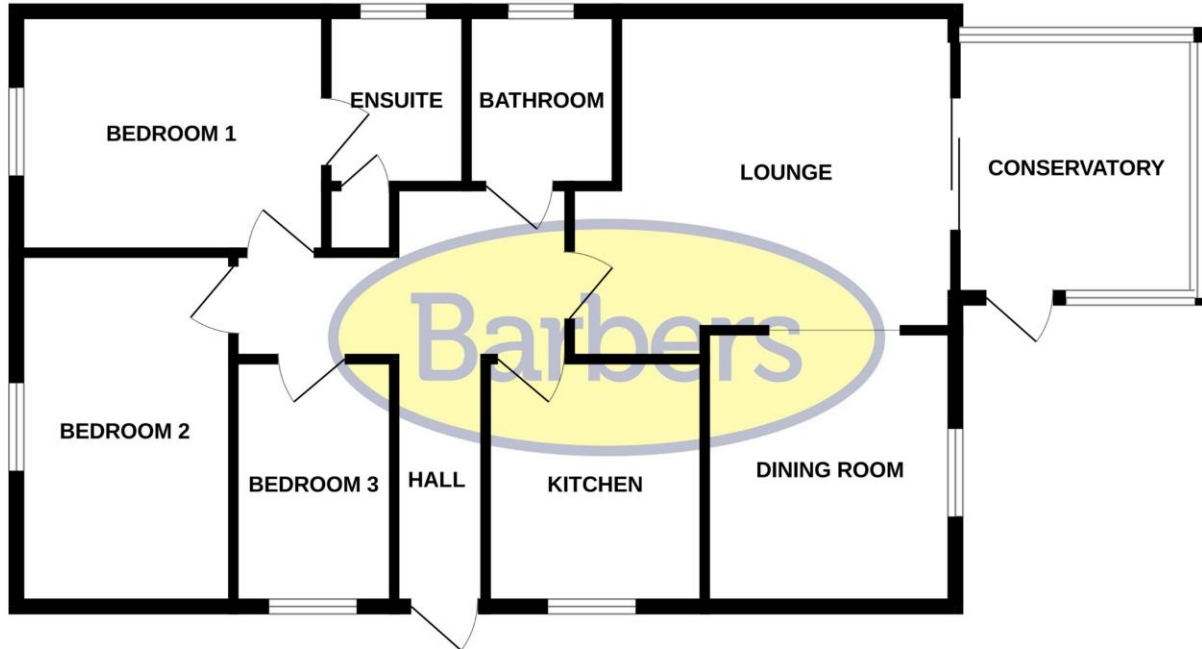
For Sale by Private Treaty.

### 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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**All measurements quoted are approximate:**

<b>Lounge</b>	<b>17'0" max x 10'8" (5.18m max x 3.25m)</b>
<b>Dining Room</b>	<b>10'4" x 9'5" (3.15m x 2.87m)</b>
<b>Conservatory</b>	<b>9'6" x 9'1" (2.9m x 2.77m)</b>
<b>Kitchen</b>	<b>9'6" x 8'7" (2.9m x 2.62m)</b>
<b>Bedroom One</b>	<b>14'1" x 9'5" (4.29m x 2.87m)</b>
<b>Bedroom Two</b>	<b>11'0" x 7'8" (3.35m x 2.34m)</b>
<b>Bedroom Three</b>	<b>7'9" x 6'9" (2.36m x 2.06m)</b>
<b>Bathroom</b>	<b>6'6" x 5'6" (1.98m x 1.68m)</b>

## 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.