



Helping *you* move



## 4 Park Terrace, Prees, SY13 2DE

A charming, beautifully presented two double bedroom semi-detached house with large rear garden and wonderful views over the surrounding countryside.

Offers in the Region of

**£235,000**

# 4 Park Terrace, Prees, SY13 2DE

## Overview

- Superb Semi-Detached House
- Brand New Roof from April 2025!
- Two Double Bedrooms
- Beautifully Presented Throughout
- Popular Village Location
- Large Rear Garden
- Backs Onto Open Countryside
- Two Reception Rooms
- Kitchen, Bathroom
- EPC TBC
- Council Tax Band B



## 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

Set in an elevated position on the edge of the popular village of Prees, this charming two double bedroom semi-detached house has been improved by the current owners to create a beautifully stylish home that benefits from a large rear garden enjoying wonderful views over the surrounding countryside. The great size accommodation retains some character features including picture rails and cast iron fireplaces and the ground floor comprises Entrance Hall, Lounge with log burner and bespoke alcove storage, Kitchen, Dining Room with French doors opening onto the rear garden, Cloakroom with WC, Rear Porch, Two Double Bedrooms and a Family Bathroom with modern suite. Backing onto open fields, the large rear garden is a particular feature of the property with spacious lawn, paved patio, raised vegetable beds and a wide variety of established shrubs, plants and trees. If you enjoy growing your own fruit and vegetables, the ample garden space also provides plenty of scope for an allotment.



# Your Local Property Experts

## 01948 667272



### TENURE

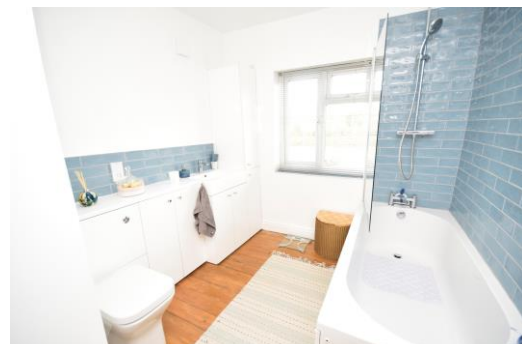
We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

### 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. Electric 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 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, in an elevated position.

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

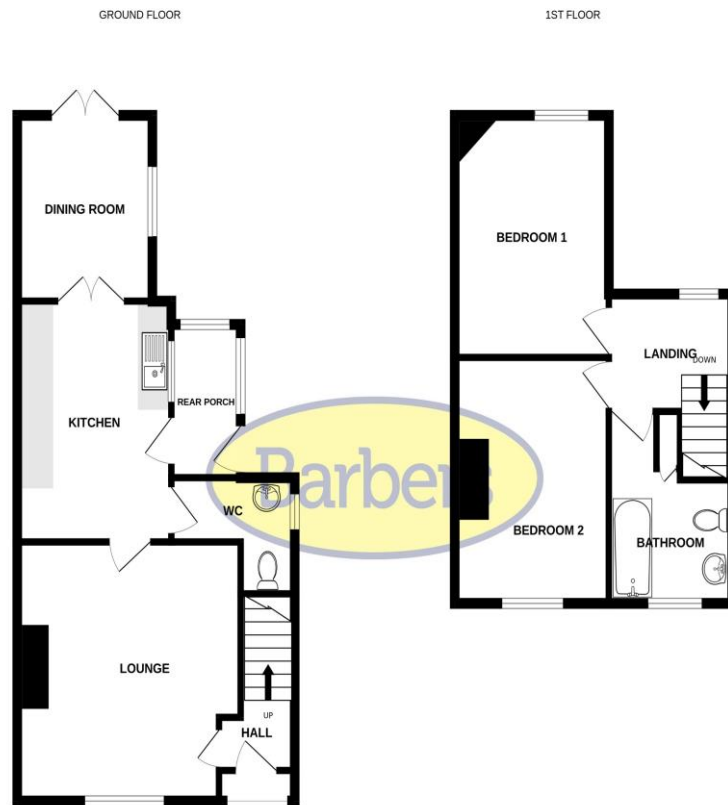
### METHOD OF SALE

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), 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 (in the case of a buyer), directly to Movebutler, and is non-refundable.

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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 Metropix 12/2024

#### LOUNGE

14' 1" x 13' 9" (4.29m x 4.19m)

#### DINING ROOM

10' 1" x 8' 4" (3.07m x 2.54m)

#### BEDROOM ONE

13' 4" x 10' 0" (4.06m x 3.05m)

#### BEDROOM TWO

14' 0" x 9' 9" (4.27m x 2.97m)

#### BATHROOM

10' 9" x 8' 0" (3.28m x 2.44m) max

## 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.