



Willow Bank, Moreton Street, Prees, SY13 2EF

Helping *you* move



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Offers Over Of £465,000



- Beautifully Presented Detached House
- Four Bedrooms
- Quiet Village Location
- Off Road Parking and Garage
- Good Size Gardens
- Generous Lounge with Log Burner
- Viewing Recommended

“Willow Bank is a superb four bedroom detached house situated in a sought after area in the popular village of Prees. Occupying a corner plot, this wonderful home is beautifully presented throughout and the ground floor includes a generous Entrance Hall, Cloakroom with WC, spacious Lounge with log burner, brand new Conservatory, open plan Kitchen/Diner, Utility Room and Shower Room. The first floor boasts Four Bedrooms, Master En Suite Shower Room and a Family Bathroom. There are low maintenance gardens to the front and side of the property; to the rear is a well maintained enclosed garden with a paved patio, decked area, lawn, shed, summer house and a useful large timber outbuilding which is currently being used as a hobby room but could be utilised in a variety of ways. A driveway provides off road parking and there is also a garage, part of which has been converted into a shower room by the current owners, however this could easily be converted back into a double garage if desired. This wonderful property has so much to offer so don't miss out, call us now to arrange your viewing.”



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.





LOUNGE
27' 9" x 12' 9" (8.46m x 3.89m)

KITCHEN/DINER
27' 5" x 15' 5" (8.36m x 4.7m)

UTILITY ROOM
9' 8" x 6' 2" (2.95m x 1.88m)

SHOWER ROOM
11' 2" x 7' 6" (3.4m x 2.29m)

CONSERVATORY
23' 1" x 9' 5" (7.04m x 2.87m)

MASTER BEDROOM
14' 6" x 12' 8" (4.42m x 3.86m) excluding wardrobes

EN SUITE
8' 3" x 8' 0" (2.51m x 2.44m)

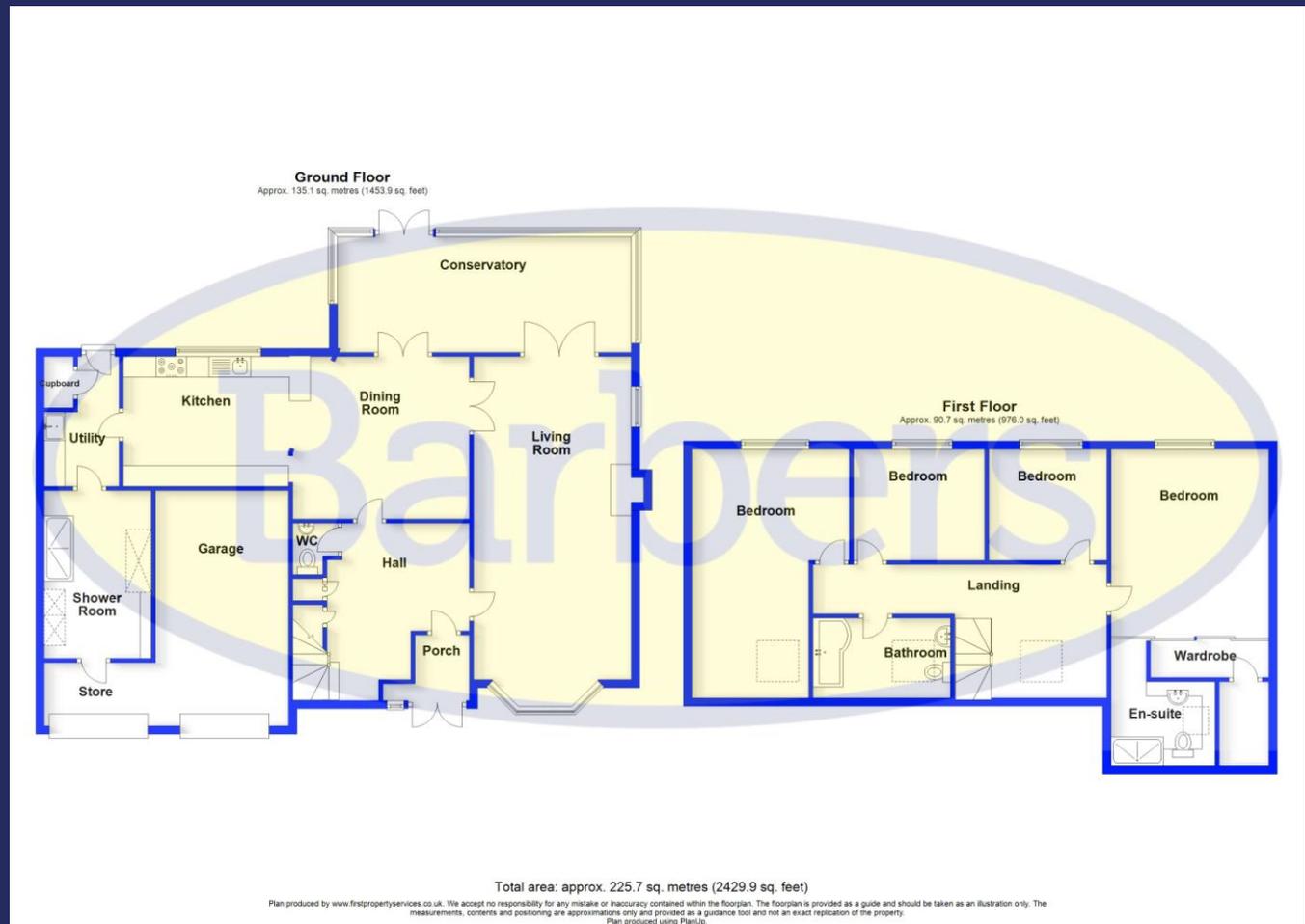
BEDROOM TWO
20' 1" x 9' 5" (6.12m x 2.87m)

BEDROOM THREE
10' 4" x 9' 7" (3.15m x 2.92m)

BEDROOM FOUR
9' 7" x 9' 7" (2.92m x 2.92m)

FAMILY BATHROOM
9' 4" x 6' 9" (2.84m x 2.06m)

GARAGE
17' 1" x 11' 6" (5.21m x 3.51m)



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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 enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains electricity, water and drainage are available. Oil fired 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.

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.

VIEWING ARRANGEMENTS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

HOW TO FIND THIS PROPERTY

Travelling from Whitchurch take the A49 towards Shrewsbury turn right into Prees, once in the village, turn left at the crossroads into Church Street, turn left into Moreton Street where the property can be found after approximately 400m on the right hand side.

ENERGY PERFORMANCE

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

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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

METHOD OF SALE

For Sale by Private Treaty.

WH30180 18012022140322



WHITCHURCH
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