



8 Cricket Meadow, Prees, SY13 2BZ

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**8 Cricket Meadow, Prees, SY13 2BZ**

**Offers In Region Of £449,950**



- Superb Detached House
- Five Bedrooms
- Impressive Entrance Hall with vaulted window
- Popular Village Location with amenities

- Driveway and Double Garage
- Good Size Rear Garden
- No Upward Chain
- EPC C, Council Tax Band E, Freehold





This superb five bedroom detached house is situated in the heart of the popular village of Prees which provides an excellent range of daily amenities and a well-regarded primary school, making it ideal for families or those looking for a peaceful village lifestyle. The property provides great size accommodation and also benefits from underfloor heating, air conditioning and solar panels. As you step inside, you are greeted by a welcoming Entrance Hall featuring an impressive vaulted window that floods the space with natural light, creating a bright and airy atmosphere. The spacious Lounge is perfect for relaxation and family gatherings and the formal Dining Room is perfect for meals and entertaining guests. A particular feature is the large Conservatory with French doors opening onto a decked area and this versatile space could be used as an additional living area, playroom or sunroom. The well-appointed Kitchen/Breakfast Room has plenty of counter space and storage and the Master Bedroom includes a private En Suite Shower Room. The lower ground floor includes four additional bedrooms, one of which has a En Suite Shower Room, making it perfect for guests. A large Utility Room provides ample storage and laundry space and a Family Bathroom completes the accommodation.

Outside, a brick paved driveway leads to an attached double garage with electric door, offering ample parking space for several vehicles and the lawned front garden is beautifully maintained. The good size rear garden features a paved patio area ideal for outdoor dining and there is a spacious lawn with a variety of mature trees.

This fantastic property presents a superb opportunity for those seeking a spacious family house in a popular village location. Don't miss the chance to make this 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.



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## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## SERVICES

We are advised that mains electricity, water and drainage are available. Air source underfloor 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/>

## DIRECTIONS

From Whitchurch travel on the A49 towards Shrewsbury, after approximately 5 miles upon reaching Prees turn right into the village, continue on then take the right hand turn at the crossroads, proceed then take the left hand turning into Brades Road and Cricket Meadows will be found after a short distance on the right hand side.

## LOCAL AUTHORITY

Council Tax Band E. 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.

## ENERGY PERFORMANCE

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

## VIEWING

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## 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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### LOUNGE

17' 1" x 13' 0" (5.21m x 3.96m)

### CONSERVATORY

15' 0" x 10' 1" (4.57m x 3.07m)

### KITCHEN/BREAKFAST ROOM

13' 0" x 13' 0" (3.96m x 3.96m)

### DINING ROOM

13' 0" x 10' 4" (3.96m x 3.15m)

### MASTER BEDROOM

13' 1" x 13' 0" (3.99m x 3.96m)

### UTILITY ROOM

12' 9" x 6' 7" (3.89m x 2.01m)

### BEDROOM TWO

13' 1" x 13' 0" (3.99m x 3.96m)

### BEDROOM THREE

13' 0" x 12' 0" (3.96m x 3.66m)

### BEDROOM FOUR

13' 0" x 11' 8" (3.96m x 3.56m)

### BEDROOM FIVE

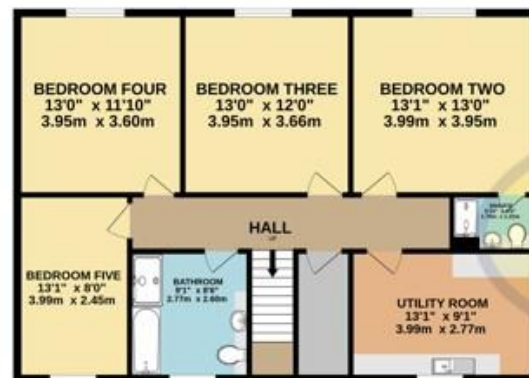
13' 0" x 8' 0" (3.96m x 2.44m)

### FAMILY BATHROOM

9' 1" x 8' 6" (2.77m x 2.59m)

### DOUBLE GARAGE

18' 6" x 17' 3" (5.64m x 5.26m)



### WHITCHURCH

34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667272

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

[www.barbers-online.co.uk](http://www.barbers-online.co.uk)

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