



Hilltop Bungalow, Lacon Street, Prees, SY13 2EP Helping *you* move





A spacious three-bedroom bungalow in the charming village of Prees, featuring a south facing wraparound garden, large kitchen-diner, master ensuite, garden room, utility, off-road parking, a single garage, and a double garage—perfect for comfortable, flexible living.

- Detached Bungalow
- Three Bedrooms
- Spacious Lounge With A Double Sided Log Burner
- Open Plan Kitchen/Diner

- Separate Utility Room
- Large Wrap Around Gardens
- Detached Single and Double Garage
- EPC D, Council Tax Band D



Set in the charming village of Prees, this beautifully appointed three-bedroom bungalow offers generous living space, modern comforts, and a tranquil setting, ideal for families, or anyone seeking single-level living with style. Step inside through the front porch into a large, welcoming lounge, where a central double sided log burner adds warmth and character. At the rear, the expansive kitchen-diner is flooded with natural light and features ample room for a large dining table, perfect for entertaining. Patio doors open directly onto the garden, creating a seamless indoor-outdoor flow. A separate utility room with external access and a convenient WC enhance the home's practicality. The property includes three well-sized bedrooms. The master suite is particularly impressive, featuring



built-in wardrobes, a sleek ensuite shower room, and French doors leading to the garden. A modern family bathroom with a bath and overhead shower serves the remaining bedrooms. Outside, the generous south facing wraparound garden offers a peaceful retreat, complete with a patio area for outdoor dining, a garden room with an attached storage space, and plenty of space for planting or play. Parking is plentiful, with a detached single garage, a double garage, and off-road parking, ideal for multi-car households or hobbyists needing extra space.



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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 pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity and water are available. Oil fired central heating. Private drainage via treatment plant. 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.

DIRECTIONS

Travelling from Whitchurch take the A49 towards Shrewsbury turn right into Prees, once in the village, turn left at the crossroads into Church Street and continue past the church into Lacon Street where the property can be found after approximately 350m on the right hand side.

LOCAL AUTHORITY

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

VIEWING

Please ring us on 01948 667 272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

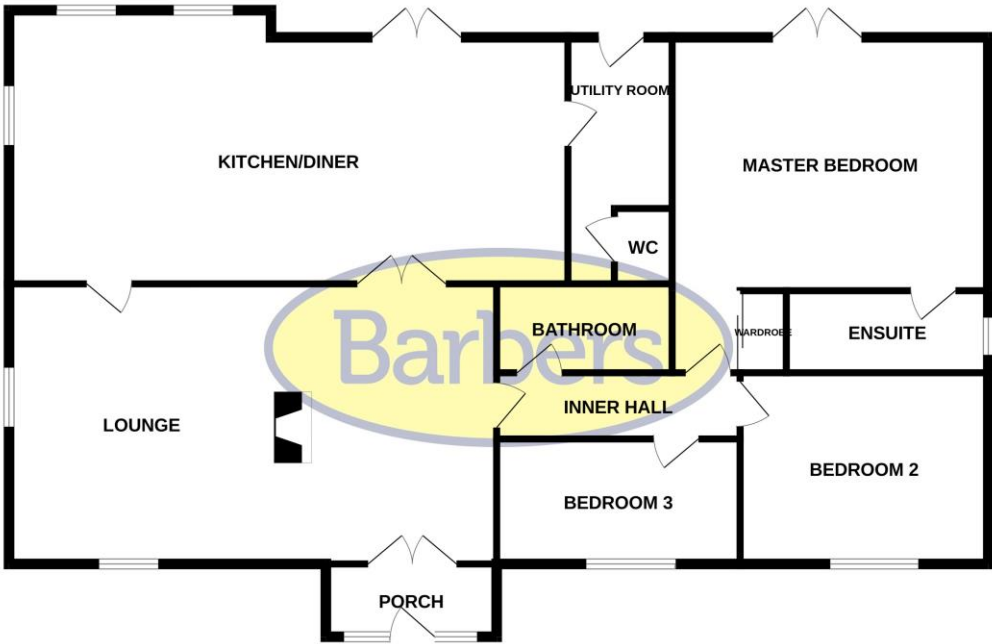
AML REGULATIONS

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) per buyer, 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, directly to Movebutler, and is non-refundable.

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PORCH	BATHROOM
9' 6" x 4' (2.9m x 1.22m)	9' 9" x 5' (2.97m x 1.52m)
LOUNGE	GARDEN ROOM
27' 2" x 15' 8" (8.28m x 4.78m)	15' 3" x 9' 8" (4.65m x 2.95m)
KITCHEN/DINER	STORAGE
31' 2" x 13' 9" (9.5m x 4.19m)(max)	9' 8" x 7' 9" (2.95m x 2.36m)
UTILITY ROOM	SINGLE GARAGE
11' 2" x 6' 3" (3.4m x 1.91m)	14' 7" x 8' 6" (4.44m x 2.59m)
MASTER BEDROOM	DOUBLE GARAGE
17' 7" x 14' 2" (5.36m x 4.32m)	20' 9" x 18' 8" (6.32m x 5.69m)
ENSUITE	
11' 2" x 4' 5" (3.4m x 1.35m)	
BEDROOM TWO	
13' 9" x 10' 5" (4.19m x 3.18m)	
BEDROOM THREE	
11' 3" x 7' 1" (3.43m x 2.16m)	

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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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 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.



WHITCHURCH
34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667 272
Email: whitchurch@barbers-online.co.uk
www.barbers-online.co.uk

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