



Helping *you* move



44 Shrewsbury Street, Prees, SY13 2DH

Offers in the Region of
£395,000

NO UPWARD CHAIN. A superb brand new three bedroom detached bungalow situated on a select development of just five properties in the popular village of Prees. With a driveway, single garage and great size gardens.

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Overview

- Superb Brand New Detached Bungalow
- Three Bedrooms
- Finished to a high standard
- Driveway and Single Garage
- Great Size Gardens
- Generous Lounge
- Fabulous open plan Kitchen/Diner
- Master En Suite and Family Bathroom
- No Upward Chain
- EPC TBC, Council Tax Band D



This exceptional, brand-new three-bedroom detached bungalow offers the perfect blend of modern living and comfort, finished to a high standard throughout with modern and energy-efficient features, including air source underfloor heating throughout, solar panels and electric vehicle charging point. Located on a select development of just five properties in the popular village of Prees, the bungalow sits on a good size plot and enjoys proximity to an excellent range of daily amenities. The accommodation is both spacious and thoughtfully designed, providing ample room for modern living. The welcoming Entrance Hall leads to a Cloakroom, providing added convenience for guests and the generously proportioned Lounge is the perfect space to relax and unwind, offering a bright and airy environment with plenty of natural light. At the heart of the home is the stunning open-plan Kitchen/Diner, a truly versatile space ideal for both everyday living and entertaining. The kitchen is equipped with high-quality integrated appliances and oak worktops, ensuring a seamless cooking experience, while the dining area is designed to provide a comfortable space for family meals and relaxation.

French doors open onto the rear garden, inviting natural light in and offering a lovely flow between indoor and outdoor living, making it perfect for alfresco dining and enjoying the warmer months. In addition to the open-plan living area, there is a separate Utility Room that provides additional storage and laundry space, keeping the main living areas tidy and clutter-free. The property boasts Three Bedrooms, with the master benefiting from an En Suite Shower Room and a stylish Family Bathroom serves the remaining bedrooms. Outside, you'll find a driveway leading to a single garage, while the great size rear garden offers a large lawn area and a paved patio, perfect for outdoor relaxation. The front of the property is equally attractive, featuring a well-maintained lawn.



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 the Pre- Contract Enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity, water and drainage are available. Air source heating. Solar Panels. 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.gov.uk/>



LOCAL AUTHORITY

Council Tax Band D. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

MANAGEMENT COMPANY

We are advised that there is a management company set up to cover maintenance and electric usage of the communal pumping station and the cost for this is currently £348 per annum. This will be confirmed by solicitors during the pre-contract enquiries.

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

Take the A49 towards Shrewsbury, after approximately 5 miles turn right into Prees, continue on before taking the right hand turn which leads to the property, proceed and the property can be found after a short distance on the right hand side.

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

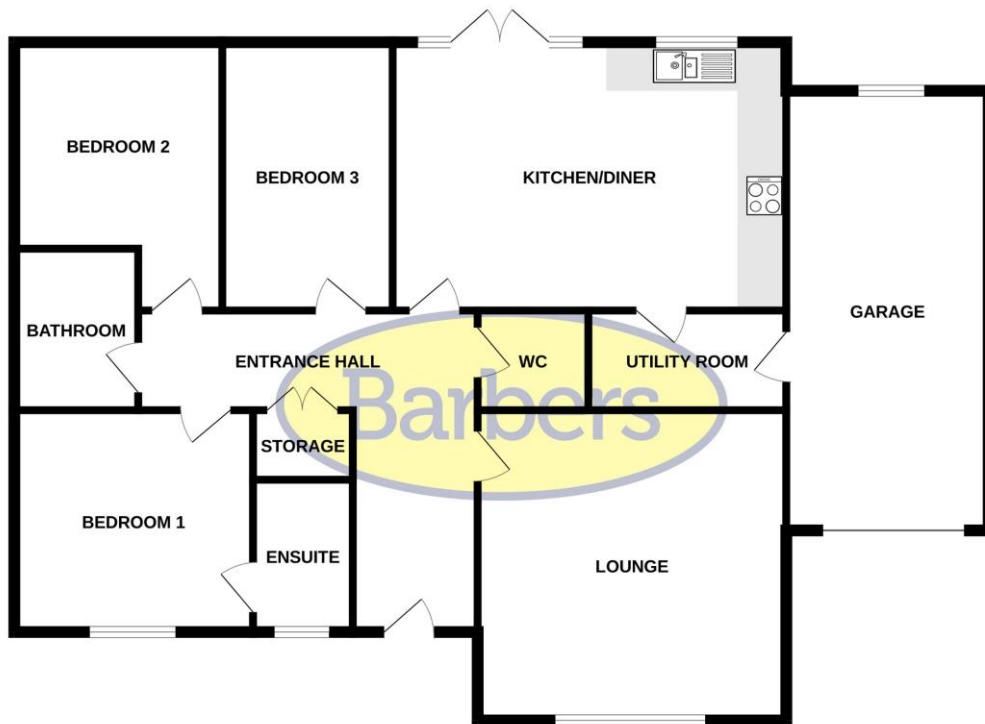
For Sale by Private Treaty.

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) 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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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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LOUNGE

15' 7" x 15' 5" (4.75m x 4.7m)

KITCHEN/DINER

19' 9" x 13' 5" (6.02m x 4.09m)

UTILITY ROOM

9' 6" x 5' 0" (2.9m x 1.52m)

MASTER BEDROOM

12' 0" x 11' 0" (3.66m x 3.35m)

EN SUITE

7' 8" x 4' 9" (2.34m x 1.45m)

BEDROOM TWO

10' 1" x 10' 0" (3.07m x 3.05m)

BEDROOM THREE

13' 4" x 8' 6" (4.06m x 2.59m)

FAMILY BATHROOM

7' 0" x 6' 1" (2.13m x 1.85m)

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

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Email: 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.