



Helping *you* move



5 Argus Gardens, Prees Heath, SY13 3BF

Offers in the Region of
£310,000

A superb modern four bedroom detached house, backing onto fields and situated on a popular development in Prees Heath, just one mile from the village of Tilstock which has a well-regarded primary school.

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Overview

- Modern Detached House
- Four Bedrooms
- Ideally located for commuting with excellent road links
- Just one mile from Tilstock village
- Driveway and Single Garage
- Good Size Rear Garden
- Backing onto fields
- Master En Suite and Family Bathroom
- Open Plan Kitchen/Diner
- NHBC warranty- 8 years remaining
- EPC C, Council Tax Band D



This superb modern four bedroom detached house is located on a popular development in Prees Heath and is ideally positioned for easy commuting, with excellent road links providing quick access to major routes. It's also just a mile from the charming village of Tilstock, which has the benefit of a well-regarded primary school. The house features a driveway and a single garage, offering ample parking and it stands on a lovely plot, overlooking fields at the rear. Inside, you'll find a welcoming Entrance Hall, a comfortable Lounge and a superb open-plan Kitchen/Diner with sleek white gloss cabinets and integrated appliances. There's also a separate Utility Room and a convenient Cloakroom with WC, adding extra practicality to the layout. Upstairs, the property offers four well-proportioned bedrooms, with the master benefiting from an En Suite Shower Room and a contemporary Family Bathroom serves the other bedrooms. Externally, the front of the property includes a driveway bordered by a neat lawn with a path leading to the front entrance.

The rear garden is a good size, with both a lawn and a paved patio area, offering plenty of potential for landscaping and creating your ideal outdoor space. It's a blank canvas for anyone with a vision for outdoor living. The property also benefits from having 8 years remaining on the NHBC warranty. The well-connected location, combined with the good size living accommodation and outdoor space, makes this home an ideal choice for those looking for a modern family home in a convenient setting.

LOCATION

Situated approximately 1 mile from the village of Tilstock, which provides primary school, church, bowling club and inn. The village of Prees is approximately 3 miles, which benefits from a convenience store/post office, newsagents, doctors surgery, hairdressers, recreational facilities, train station and a highly regarded primary school. Whitchurch is approximately 2 miles away and is a busy, historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is 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 16 to 22 miles approximately.



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

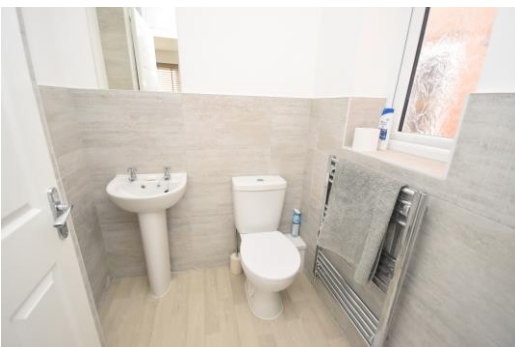
Council Tax Band D. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains electricity, water and drainage are available. Offgrid LPG 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



MANAGEMENT COMPANY

We have been informed that a management company will be maintaining the communal areas of the development in the future, and we are advised that the cost of this will be approximately £180 per annum. This will be confirmed by solicitors during the pre-contract enquiries.

DIRECTIONS

From Whitchurch proceed on the A49 towards Shrewsbury, upon reaching the Prees Heath roundabout (at the end of the dual carriageway) take the 2nd exit and the entrance to Argus Gardens can be found after a short distance on the right hand side. Continue on and the property can be found after a short distance on the left 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 C. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

For Sale by Private Treaty.

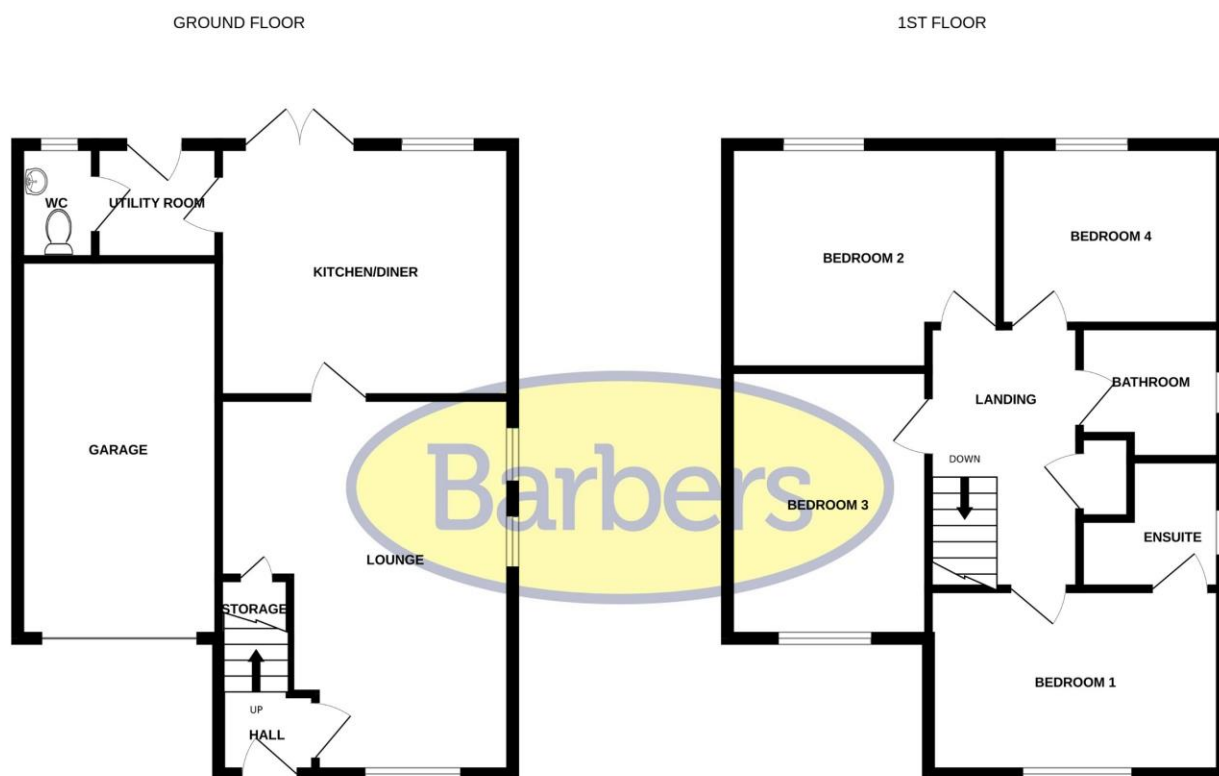
AML REGULATIONS

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.

AGENTS NOTE

There is a restrictive covenant that prohibits any owner from keeping a caravan, boat or motorhome at the property.

WH34927 250124



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 ©2025

LOUNGE

17' 3" x 13' 5" (5.26m x 4.09m)

KITCHEN/DINER

13' 5" x 11' 7" (4.09m x 3.53m)

UTILITY ROOM

5' 8" x 5' 3" (1.73m x 1.6m)

BEDROOM ONE

13' 4" x 8' 5" (4.06m x 2.57m)

BEDROOM TWO

12' 4" x 10' 4" (3.76m x 3.15m)

BEDROOM THREE

12' 3" x 9' 5" (3.73m x 2.87m)

BEDROOM FOUR

10' 3" x 8' 4" (3.12m x 2.54m)

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

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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.