



Helping *you* move



**46 Shrewsbury Street, Prees, SY13 2DH**

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

Offers in the Region of  
**£385,000**

# 46 Shrewsbury Street, Prees, SY13 2DH

## Overview

- Brand new detached dormer bungalow
- Three Bedrooms
- Popular village location
- Finished to a high standard
- Open-plan lounge/kitchen
- Driveway and Single Garage
- Master En Suite and Family Bathroom
- Good Size Gardens
- EPC B
- Council Tax Band D



This brand new, detached dormer-style bungalow is finished to a high standard, offering a blend of modern comfort and energy-efficient features. Located in a popular village with an excellent range of daily amenities, this property is part of a select development of just five homes. Designed for contemporary living, this home boasts underfloor heating powered by an air source heat pump, solar panels, and an electric vehicle charging point, making it not only stylish but environmentally conscious. The accommodation comprises an inviting Entrance Hall, leading into the spacious open-plan Lounge/Kitchen. The lounge area is bright and airy, with French doors opening onto the rear garden. The kitchen is well-equipped with integrated appliances and stunning oak worktops, perfect for both cooking and entertaining. On the ground floor, you'll find two comfortable bedrooms, one of which features doors that open directly into the garden, providing a seamless connection to the outdoor space.

A Family Bathroom is also conveniently located on this level. Upstairs, the Master Bedroom offers a private retreat with an En-Suite Shower Room and a separate Dressing Room/Walk-In Wardrobe, ideal for those seeking luxury and privacy. Outside, the property offers a driveway leading to a single garage, as well as a generously sized rear garden with a lawn and paved patio area-perfect for relaxation or entertaining.

With its superb energy-efficient features, great location, and high-quality finishes, this bungalow is a true gem for those seeking modern, low-maintenance living in a popular setting.





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

#### 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.

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

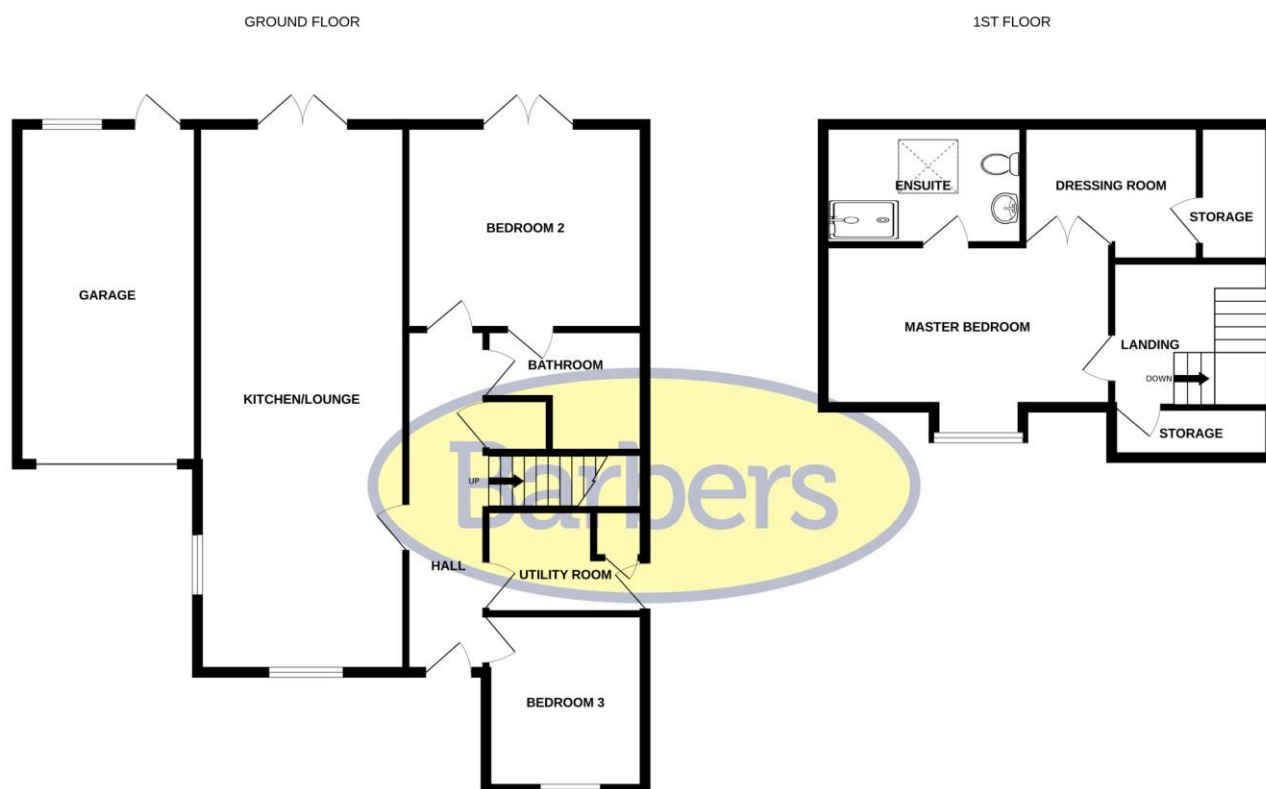
#### METHOD OF SALE

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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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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**KITCHEN/LOUNGE**  
28' 5" x 11' 6" (8.66m x 3.51m)

**BATHROOM**  
8' 4" x 6' 9" (2.54m x 2.06m)

**UTILITY ROOM**  
9' 0" x 6' 1" (2.74m x 1.85m)

**MASTER BEDROOM**  
16' 0" x 12' 5" (4.88m x 3.78m) max

**BEDROOM TWO**  
13' 3" x 11' 4" (4.04m x 3.45m)

**EN SUITE**  
11' 5" x 6' 5" (3.48m x 1.96m)

**BEDROOM THREE**  
9' 4" x 8' 4" (2.84m x 2.54m)

**DRESSING ROOM**  
9' 3" x 7' 4" (2.82m x 2.24m)

## 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  
Tel: 01948 667272  
Email: [whitchurch@barbers-online.co.uk](mailto: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.