



Helping *you* move



## Field View, Station Road, Prees, SY13 2DN

Offers in the Region of  
**£315,000**

A modern four bedroom detached home in the popular village of Prees which has an excellent range of amenities and a well regarded primary school. With views over fields to the rear, driveway, single garage, and good size rear garden.



# Field View, Station Road, Prees, SY13 2DN

## Overview

- Modern four bed detached home
- Popular Village Location with amenities
- Open-plan kitchen/diner
- Field views to the rear
- Master bedroom with en suite
- Utility room and cloakroom
- Spacious lounge and stylish entrance hall
- Good size driveway and single garage
- EPC C
- Council Tax Band D



Situated in the popular village of Prees, this beautifully presented four bedroom detached home offers stylish modern living with field views to the rear and local amenities close at hand. The village itself boasts a well-regarded primary school and a good range of daily conveniences, making it ideal for families. On the ground floor, you're welcomed by an inviting Entrance Hall with feature wall panelling, Cloakroom with WC, a generous Lounge, and a fabulous open-plan Kitchen/Diner complete with integrated appliances and French doors opening out to the rear garden-perfect for indoor-outdoor living. A separate Utility Room provides additional practical space. Upstairs, there are four well-proportioned bedrooms, including a master bedroom with an en suite shower room, as well as a modern family bathroom. Outside, the home enjoys a good-sized driveway leading to a single garage, an enclosed front lawn, and a generous rear garden mainly laid to lawn with a paved patio-ideal for entertaining or relaxing.

This is a superb opportunity to acquire a modern family home in a popular village setting.

## 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.

#### MANAGEMENT COMPANY

We are advised by the vendor that there is management company set up and the cost is approximately £20 per month to cover upkeep of the communal areas. This will be confirmed by the solicitors during Pre-Contract enquiries.

#### SERVICES

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



#### LOCAL AUTHORITY

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

#### 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)

#### DIRECTIONS

From Whitchurch travel on the A49 towards Shrewsbury, after approximately 5 miles upon reaching Prees turn into the village and continue to the cross roads, at this point turn right and travel along Mill Street into Station Road and Field View will be found 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 C. The full energy performance certificate (EPC) is available for this property upon request.

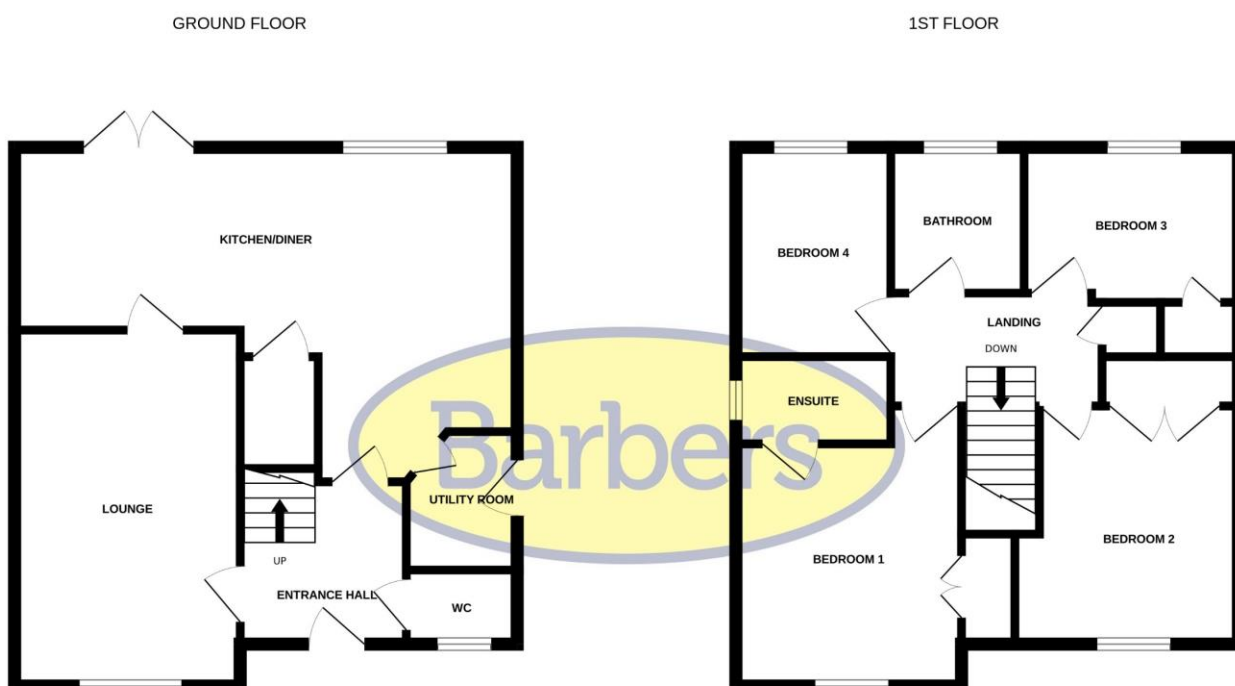
#### METHOD OF SALE

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.

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 5/2025

#### LOUNGE

16' 0" x 10' 2" (4.88m x 3.1m)

#### KITCHEN/DINER

22' 7" x 15' 0" (6.88m x 4.57m)

#### BEDROOM ONE

12' 0" x 10' 0" (3.66m x 3.05m)

#### BEDROOM TWO

10' 5" x 9' 6" (3.18m x 2.9m)

#### BEDROOM THREE

9' 8" x 6' 8" (2.95m x 2.03m)

#### BEDROOM FOUR

9' 2" x 6' 8" (2.79m x 2.03m)

#### GARAGE

16' 8" x 9' 5" (5.08m x 2.87m)

## 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.