



8 Church Street, Prees, SY13 2DQ

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Offers In The Region Of £325,000



This charming detached three-bedroom home features exposed beams, spacious living areas including two bay-fronted rooms and a log burner, a well-equipped kitchen, utility room, built-in storage, a large private garden with patio, outbuildings, a carport, and ample driveway parking.

- Detached Characterful House
- Three Bedrooms
- Open Plan Lounge/Dining Room
- Kitchen With Understairs Storage

- Separate Utility Room
- Large Garden
- Two Outbuildings
- EPC E, Council Tax Band E





This beautifully presented detached three-bedroom house is full of character, featuring exposed beams and a warm, welcoming atmosphere throughout. As you enter, you're greeted by a spacious open-plan lounge and dining area, complete with a log burner set in a striking brick fireplace and a large bay window that fills the space with natural light. Just off the lounge is a well-fitted kitchen, with additional under stairs storage, perfect for maximizing space. A separate utility room adds extra convenience for everyday living. There is also a second sitting room to the front of the property, also with a bay window-ideal as a cosy snug, home office, or additional family space. To the rear, a sun room with skylights







provides a bright and versatile area, suitable for relaxing, entertaining, or as an additional living space. Upstairs, the home offers three well-proportioned bedrooms, two of which benefit from built-in storage. A family bathroom completes the first floor. Outside, the property truly shines with a large, private garden featuring a patio area perfect for outdoor dining or entertaining. There are two outbuildings providing excellent storage, a carport, and a generously sized driveway offering ample off-road parking.



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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 water, drainage and electricity are available. Oil Central 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.

## **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.

## **DIRECTIONS**

Take the A49 towards Shrewsbury, after approximately 5 miles turn right into Prees, proceed then turn left at the crossroads into Church Street where the property can be found after a short distance on the left hand side, just after the village hall.

## **ENERGY PERFORMANCE**

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

## **LOCAL AUTHORITY**

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

## **VIEWING**

Please ring us on 01948 667 272 or Email: [whitchurch@barbers-online.co.uk](mailto: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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### LOUNGE/DINER

18' 4" x 13' 6" (5.59m x 4.11m)

### SITTING ROOM

10' 8" x 10' 3" (3.25m x 3.12m)

### KITCHEN

13' 6" x 6' 6" (4.11m x 1.98m)

### SUN ROOM

9' 5" x 8' 7" (2.87m x 2.62m)

### MASTER BEDROOM

12' 6"(min) x 11' 2" (3.81m x 3.4m)

### BEDROOM TWO

10' 8" x 10' 3" (3.25m x 3.12m)

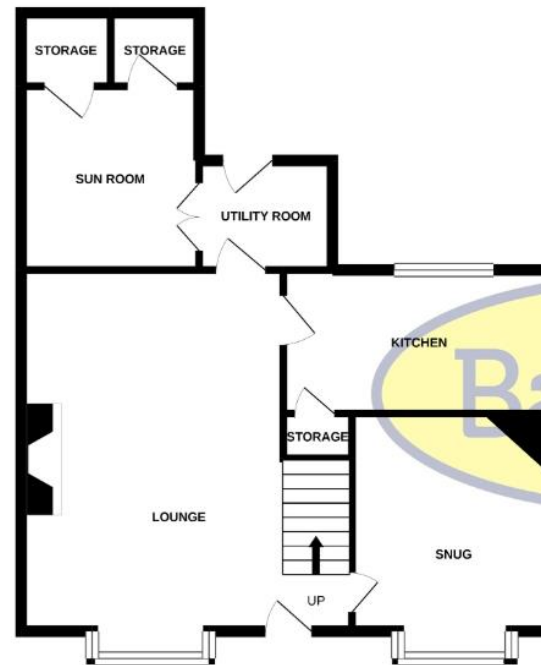
### BEDROOM THREE

13' 4"(max) x 6' 1" (4.06m x 1.85m)

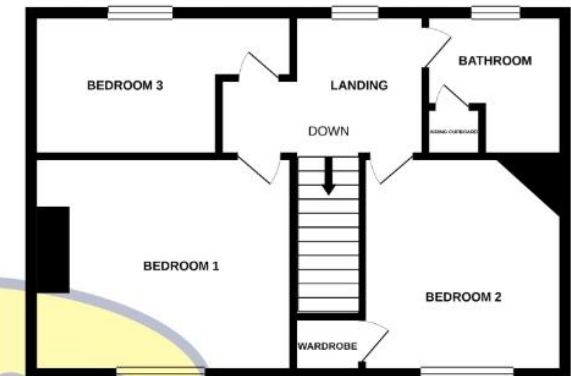
### BATHROOM

7' 4" x 6' 7" (2.24m x 2.01m)

GROUND FLOOR



1ST FLOOR



**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**  
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