



Helping *you* move



26 Argus Gardens, Prees Heath, SY13 3BF

A modern three bedroom detached house with good size garden, driveway and single garage, situated on a popular development in Prees Heath.

Offers in the Region of
£255,000

26 Argus Gardens, Prees Heath, SY13

Overview

- Modern Detached House
- Three Bedrooms
- Just One Mile From Tilstock Village, With A Well-regarded Primary School
- Ideally Located For Commuting With Excellent Road Links
- Driveway and Detached Single Garage
- Enclosed Rear Garden
- Kitchen/Diner
- Master En Suite and Family Bathroom
- EPC C, Council Tax Band C



Situated on a popular development in Prees Heath, this stylish and well-presented three-bedroom detached home offers contemporary living with excellent connectivity. Ideally located just a mile from the village of Tilstock-home to a well-regarded primary school-this property also benefits from superb road links, providing swift access to major routes. The ground floor comprises a welcoming entrance hall, a spacious lounge, and a modern kitchen/diner with French doors opening out onto the rear garden-perfect for entertaining or family life. Upstairs, you'll find three well-proportioned bedrooms, including a master with en suite shower room, along with a sleek family bathroom. Outside, the property boasts a driveway leading to a detached single garage, while the good size enclosed rear garden offers a blank canvas to create your ideal outdoor space.

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.



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

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/>

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 £200 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

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 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.

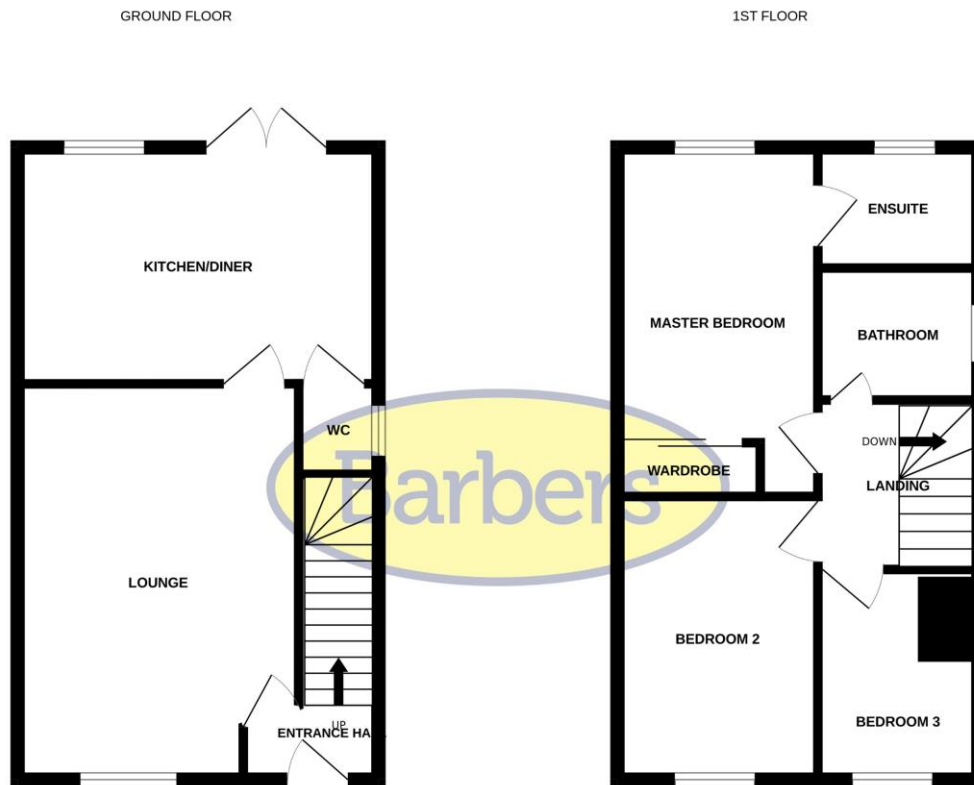
METHOD OF SALE

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.

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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. Made with Metropix ©2025

LOUNGE

16' 3" x 11' 7" (4.95m x 3.53m)

KITCHEN/DINER

14' 9" x 9' 8" (4.5m x 2.95m)

MASTER BEDROOM

14' 4" x 8' 3" (4.37m x 2.51m) max

ENSUITE

6' 7" x 5' 0" (2.01m x 1.52m)

BEDROOM TWO

11' 8" x 8' 2" (3.56m x 2.49m)

BEDROOM THREE

8' 8" x 6' 4" (2.64m x 1.93m)

FAMILY BATHROOM

6' 4" x 5' 5" (1.93m x 1.65m)

SINGLE GARAGE

17' 6" x 9' 1" (5.33m x 2.77m)

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.