



8 Turnpike Rise, Prees, SY13 2FD

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Set within a peaceful cul-de-sac in the village of Prees, this spacious detached bungalow offers a generous lounge/dining room with a sliding door into the conservatory, a modern kitchen/breakfast room, three double bedrooms including an ensuite master, a contemporary shower room, a lovely rear garden, ample parking and a double garage.

- Spacious three bedroom bungalow
- Peaceful village location with nearby local amenities
- Open plan lounge/dining room
- Modern kitchen/breakfast room
- Bright conservatory with garden access
- Well maintained rear garden with lovely outlook
- Double garage and plenty of off road parking
- EPC tbc, Council tax band E



Set within a peaceful cul-de-sac in the lovely village of Prees, this spacious detached bungalow offers a comfortable layout and a welcoming feel throughout. On entering, the hallway leads to a generous lounge/dining room to the right, featuring a gas fireplace and plenty of space for hosting family and friends. A sliding door opens into the conservatory, creating a bright additional living area with direct access to the rear garden. To the rear of the property is a modern kitchen/breakfast room, fitted with integrated appliances and offering room for a small dining table. A door opens out to the garden, making it a practical and sociable everyday space. There are three well-proportioned double bedrooms. The master bedroom includes built-in storage and





an ensuite shower room, while the second bedroom also benefits from fitted storage. A modern family shower room completes the accommodation. Outside, there is a well maintained landscaped rear garden with a patio area for seating, which enjoys a lovely outlook. To the front, there is ample driveway parking along with a double garage. This is a well-presented bungalow offering generous single-storey living in a quiet, sought-after village location.



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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.

DIRECTIONS

From Whitchurch travel on the A49 towards Shrewsbury, after approximately 5 miles upon reaching Prees turn into the village and continue past the cross roads thereafter the turning into Turnpike Rise will be found on the left hand side. The property can be found shortly after 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.

LOCAL AUTHORITY

Council Tax Band E. 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

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

26' 2" x 14' 2" (7.98m x 4.32m)

KITCHEN/BREAKFAST ROOM

17' x 9' 6" (5.18m x 2.9m)

CONSERVATORY

9' 5" x 9' 1" (2.87m x 2.77m)

MASTER BEDROOM

15' 2" x 12' 9" (4.62m x 3.89m)

ENSUITE

6' 4" x 5' (1.93m x 1.52m)

BEDROOM TWO

13' x 9' 9" (3.96m x 2.97m)

BEDROOM THREE

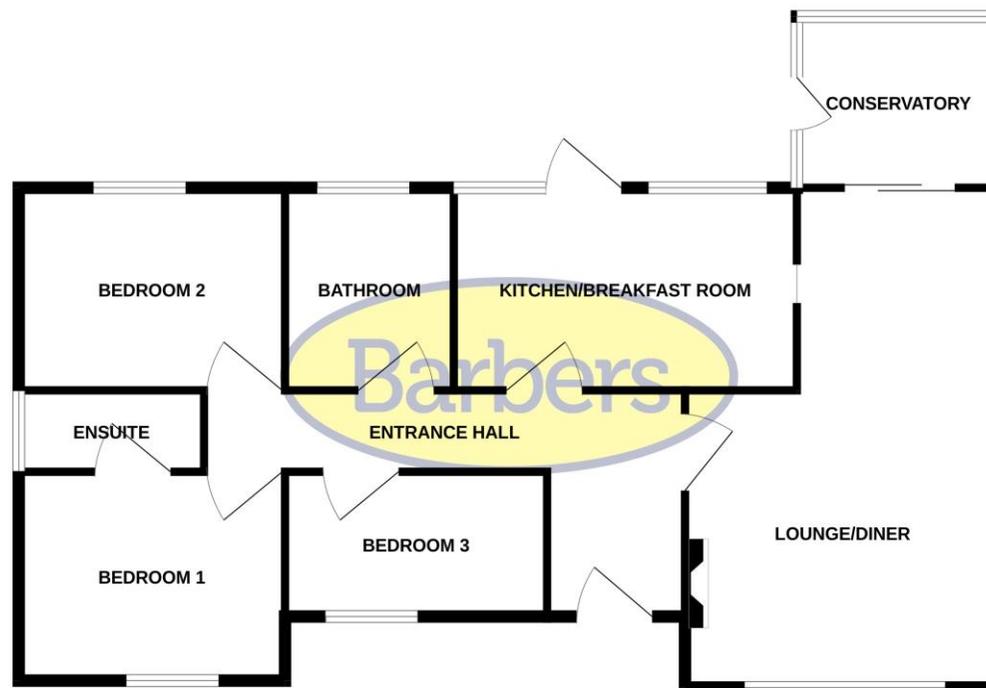
14' 8" x 8' 9" (4.47m x 2.67m)

BATHROOM

9' 6" x 7' (2.9m x 2.13m)

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.

GROUND FLOOR



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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WHITCHURCH
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