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## The Lymes, Whitchurch Road, Prees, SY13 2DD

This is a fantastic opportunity to purchase a great size three bedroom detached house requiring modernisation and standing on a generous plot extending to just over half an acre including large driveway and generous gardens.  
**NO UPWARD CHAIN.**

Offers in the Region of

**£310,000**

# The Lymes, Whitchurch Road, Prees, SY13 2DD

## Overview

- Detached House
- Three Bedrooms
- Generous Plot with Large Gardens
- Requires Modernisation
- Two Reception Rooms
- Kitchen/Breakfast Room
- Family Bathroom
- Large Driveway and Single Timber Garage
- No Upward Chain



## Location

The Lymes is set back off the A49 approximately half a mile from the village of Prees which benefits from a convenience store/post office, newsagents, doctors surgery, hairdressers, recreational facilities, railway station and a highly regarded primary school. The busy market town of Whitchurch is only four miles away which offers a variety of local independent shops, schools, three large supermarkets and other major retailers. 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 14 to 26 miles approximately.

## Brief Description

This is a fantastic opportunity to purchase a great size three bedroom detached house requiring modernisation and standing on a generous plot extending to just over half an acre including large driveway and generous gardens. It is offered for sale with no upward chain and if you want a property that you can put your own stamp on, this could be just what you are looking for. The accommodation is partially double glazed and the ground floor includes Entrance Hall, Cloakroom with WC, Lounge, Sitting Room with bay window and a Kitchen/Breakfast Room. To the first floor there are Three Bedrooms and a Family Bathroom. Externally, the property is approached over a large driveway providing ample parking space for multiple vehicles including a caravan or motorhome if required. The front garden is mainly laid to lawn and there is a timber garage providing further parking. To the rear is a substantial garden with beech hedging, large lawned area, timber shed and there is also a small orchard at the end of the garden.



#### OUTSIDE

The property is approached over a large driveway providing ample parking space for multiple vehicles including a caravan or motorhome if required. The front garden is mainly laid to lawn and there is a timber garage providing further parking. To the rear is a substantial garden with beech hedging, large lawned area, timber shed and there is also a small orchard at the end of the garden.

We are advised that there is a disused fuel tank underground at the property. This will be confirmed by the vendors solicitor during the pre-contract enquiries.

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



#### SERVICES

We are advised that mains electricity and water are available. Oil fired central heating. Private drainage. 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.

#### VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667 272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

From Whitchurch take the A49/A41 towards Shrewsbury/Wolverhampton, at the Prees Heath roundabout take the 2nd exit signposted A49 for Shrewsbury. After approximately 1.5 miles the property will be found on the left hand side just past Holly Farm Nursery.

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

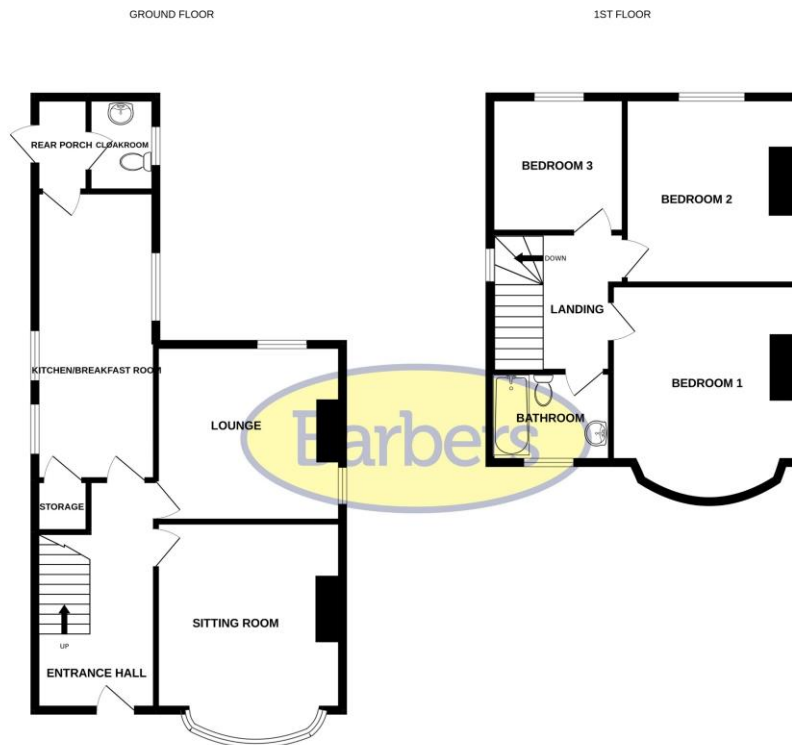
#### METHOD OF SALE

For Sale by Private Treaty.

#### AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

WH30960 230822



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metropac G2022

**SITTING ROOM**

12' 7" x 12' 7" (3.84m x 3.84m) max into bay window

**LOUNGE**

12' 5" x 11' 9" (3.78m x 3.58m)

**KITCHEN/BREAKFAST ROOM**

19' 3" x 8' 1" (5.87m x 2.46m)

**BEDROOM ONE**

13' 5" x 13' 1" (4.09m x 3.99m) max into bay window

**BEDROOM TWO**

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

**BEDROOM THREE**

9' 0" x 9' 0" (2.74m x 2.74m)

**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.