



Helping *you* move



## 1 Park Terrace, Prees, SY13 2DE

Offers in the Region of  
**£150,000**

NO UPWARD CHAIN. A mature three bedroom semi-detached house with countryside views, situated on the edge of the popular village of Prees requiring complete renovation throughout but ideal for those looking to put their own stamp on a property.

# 1 Park Terrace, Prees, SY13 2DE

## Overview

- Mature Semi-Detached House
- Three Bedrooms
- Requires Complete Renovation
- Village Location
- Large Rear Garden
- Backs Onto Open Fields
- Lounge, Kitchen
- Bathroom
- No Upward Chain
- EPC TBC
- Council Tax Band B



## 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.

## Brief Description

A mature three bedroom semi-detached house situated on the edge of the popular village of Prees requiring complete renovation throughout but ideal for those looking to put their own stamp on a property. It enjoys countryside views to the rear and is offered for sale with no upward chain. The ground floor accommodation comprises Entrance Hall, Lounge, Kitchen, Side Porch and Bathroom. There are Three Bedrooms to the first floor. Externally, there is a small lawned area to the front and to the rear is a large enclosed garden which backs onto open fields.



# Your Local Property Experts

## 01948 667272



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

### SERVICES

We are advised that mains electricity, water and drainage are available. Oil fired 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.

### 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 the property can be found after a short distance on the right hand side, in an elevated position.

### 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

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

### METHOD OF SALE

For Sale by Private Treaty.

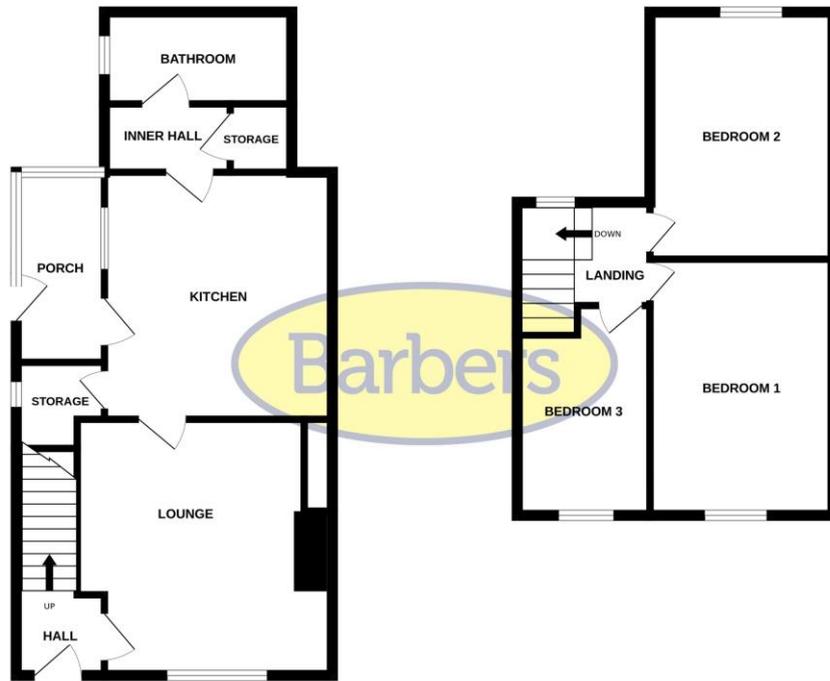
### AML REGULATIONS

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.

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GROUND FLOOR

1ST 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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**LOUNGE**

13' 9" x 13' 7" (4.19m x 4.14m)

**KITCHEN**

13' 4" x 10' 1" (4.06m x 3.07m)

**BATHROOM**

8' 9" x 4' 6" (2.67m x 1.37m)

**BEDROOM ONE**

14' 0" x 9' 9" (4.27m x 2.97m)

**BEDROOM TWO**

13' 3" x 10' 0" (4.04m x 3.05m)

**BEDROOM THREE**

10' 6" x 7' 9" (3.2m x 2.36m)

**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.