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## Prees Cottage, 9 Whitchurch Road, Prees

Full of charm and character, Prees Cottage is a captivating Grade II two bedroom semi detached house with garden, situated in a conservation area of the popular village of Prees. Viewing is highly recommended of this tastefully presented cottage which has been upgraded by the current owners.

Offers in the Region of  
**£190,000**

# Prees Cottage, 9 Whitchurch Road, Prees, Whitchurch, SY13 2DG

## Overview

- Semi-Detached Cottage
- Two Bedrooms
- Lounge with Wood Burner
- Attractive Breakfast Kitchen
- 2<sup>nd</sup> Reception Room/Study
- Ground Floor Bathroom
- Tastefully Decorated
- Pleasant Garden
- Grade II Listed
- Conservation Area
- Partially Double Glazed
- Oil Central Heating



## 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

Prees Cottage is a charming two bedroom semi detached house that is situated within a delightful conservation area in the popular village of Prees. This Grade II Listed property is deceptively spacious and has a number of character features including some exposed beams and internal latch doors. The current owners have worked hard to create this beautiful and well-loved home, for instance whilst replacing the fitted kitchen they have exposed the original quarry floor tiles and have decorated throughout using heritage colours to complement the age of the cottage. The tastefully presented accommodation comprises Lounge with wood burning stove, a second reception room which is multi-functional and is currently being used as a Study but also has space and plumbing for a washing machine and tumble dryer, Kitchen/Breakfast Room, Bathroom and Two Bedrooms.



Externally, there is an attractive lawned garden to the side with a decked seating area and borders filled with a variety of established shrubs, plants and trees.

**Viewing of this captivating cottage is highly recommended.**

#### 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

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

#### ENERGY PERFORMANCE

Listed building exempt.



#### SERVICES

We are advised that mains water, drainage, and electricity are available. 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 travel on the A49 towards Shrewsbury, after approximately 5 miles upon reaching Prees turn into the village and continue into Whitchurch Road where the property can be found on the left hand side adjacent to Prees House and before the crossroads

#### DISCLAIMER PROPERTY DETAILS

For clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate.

#### METHOD OF SALE

For Sale by Private Treaty.

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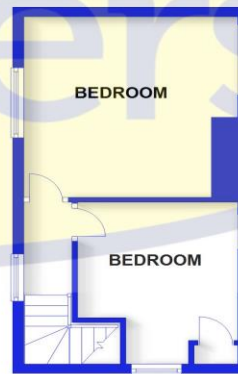
#### AML REGULATIONS

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.

**GROUND FLOOR**  
APPROX. 513.1 SQ. FEET



**FIRST FLOOR**  
APPROX. 305.7 SQ. FEET



TOTAL AREA: APPROX. 818.8 SQ. FEET

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

**All measurements quoted are approximate:**

**Breakfast Kitchen 12'3" x 12'2" (3.73m x 2.46m)**

**Lounge 12'5" x 12'2" (3.78m x 3.71m)**

**Bathroom 13'2" x 4'9" (4.01 x 1.45m)**

**Study/Utility 11'1" x 7'8" (3.38m x 2.34m)**

**Bedroom One 12'7" x 12'6" (3.84m x 3.81m)**

**Bedroom Two 10'9" x 9'5" (3.28m x 2.87m) max into recess**



## 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 667 272

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667 272

Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



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