



Helping *you* move



Croydon House, Shrewsbury Street, Prees, SY13 2DH

Offers in the Region of

£295,000

A charming four bedroom, three reception room Grade II Listed property with a wealth of character features and generous rear garden, situated in the popular village of Prees.

Croydon House, Shrewsbury Street, Prees, SY13 2DH

Overview

- Charming Grade II Listed Property
- Four Double Bedrooms
- Three Reception Rooms
- With Many Character Features
- Master En Suite and Family Bathroom
- Requires Some Renovation
- Popular Village Location
- Great Size Rear Garden
- Council Tax Band E



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

Croydon House is a truly unique and charming Grade II listed property situated in the popular village of Prees which has an excellent range of daily amenities and a highly regarded primary school. The current owner has begun to renovate the property and although still requiring some updating it has a wealth of character features including exposed beams, sash windows, original staircase, original doors and flooring and exposed brickwork and timber beams. The generous accommodation provides superb and versatile living space including a cellar. The ground floor comprises an impressive Entrance Hall with original Minton flooring and feature brick fireplace with log burner, spacious Lounge, Family Room, Kitchen/Diner and a useful Play Room/Office. To the first floor are Four Double Bedrooms including the Master Bedroom with En Suite Shower Room and there is also a separate Family Bathroom. There is a covered Entryway to the side providing access to the great size rear garden which is mainly laid to lawn with a paved patio area.



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

SERVICES

We are advised that mains water, drainage, gas 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



DIRECTIONS

Take the A49 towards Shrewsbury, after approximately 5 miles turn right into Prees, continue on past the crossroads 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

This property is exempt from having an energy performance certificate as it is Grade II Listed.

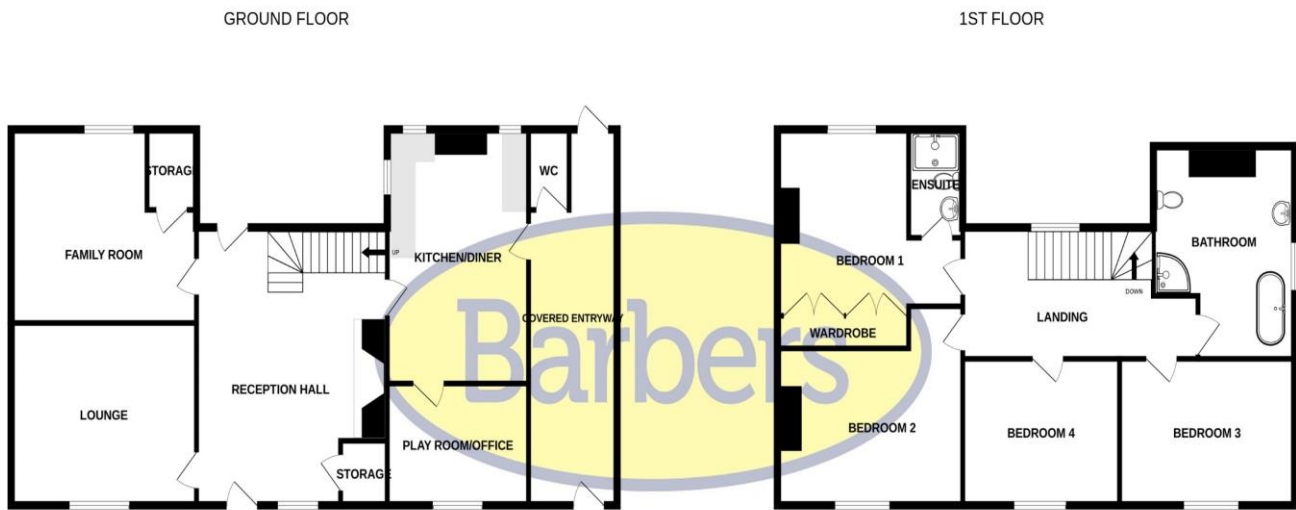
METHOD OF SALE

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.

WH25717 031023



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 ©2023

RECEPTION HALL

19' 4" x 11' 5" (5.89m x 3.48m)

LOUNGE

15' 2" x 12' 8" (4.62m x 3.86m)

FAMILY ROOM

15' 0" x 13' 9" (4.57m x 4.19m)

KITCHEN/DINER

16' 9" x 12' 0" (5.11m x 3.66m)

PLAY ROOM/OFFICE

11' 7" x 8' 6" (3.53m x 2.59m)

MASTER BEDROOM

15' 6" x 13' 1" (4.72m x 3.99m)

BEDROOM TWO

15' 8" x 15' 3" (4.78m x 4.65m) max

BEDROOM THREE

13' 1" x 12' 0" (3.99m x 3.66m)

BEDROOM FOUR

11' 8" x 11' 0" (3.56m x 3.35m)

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



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.