



Helping *you* move



Tamar, Moreton Street, Prees, SY13 2EQ

Situated in the village of Prees, this link detached three-bedroom bungalow offers great potential for personalisation. It features a good size lounge, kitchen/diner, three double bedrooms, and a large garden. Additional benefits include a driveway and garage.

Offers in the Region of
£230,000

Tamar, Moreton Street, Prees, SY13 2EQ

Overview

- Link Detached Three Bedroom Bungalow
- Sought After Residential Location
- Offering Great Potential
- Kitchen/Diner
- Light and Airy Lounge
- Family Bathroom
- Driveway Parking and Single Garage
- Good Size Rear Garden
- EPC E
- Council Tax Band C
- Freehold



Brief Description

“Located on one of Prees Village's most popular roads, Moreton Street; this link detached Three-Bedroom Bungalow offers a fantastic opportunity for those looking to add their personal touch. The property would benefit from updating throughout but has great potential to create a wonderful home.

The accommodation comprises Entrance Hall, a bright and airy Lounge, Kitchen/Diner, three double Bedrooms, and a family Bathroom. The property sits in a generous plot, with a good size garden that has a patio area and an expansive lawn, providing the perfect blank canvas for your landscaping ideas. Additional benefits include driveway which has parking for two cars and a single Garage, adding both convenience and practicality.

With its great location and scope for modernisation, this property is ideal for buyers seeking a home with room for transformation.”

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.



AGENTS NOTE

We are advised by our sellers that the oil fired boiler is not in working order.

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.

SERVICES

We are advised that mains electricity, water and drainage 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



LOCAL AUTHORITY

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

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: 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 to the cross roads. Turn left into Church Street then turn left into Moreton Street where the property can be found a short distance on the left 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

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

METHOD OF SALE

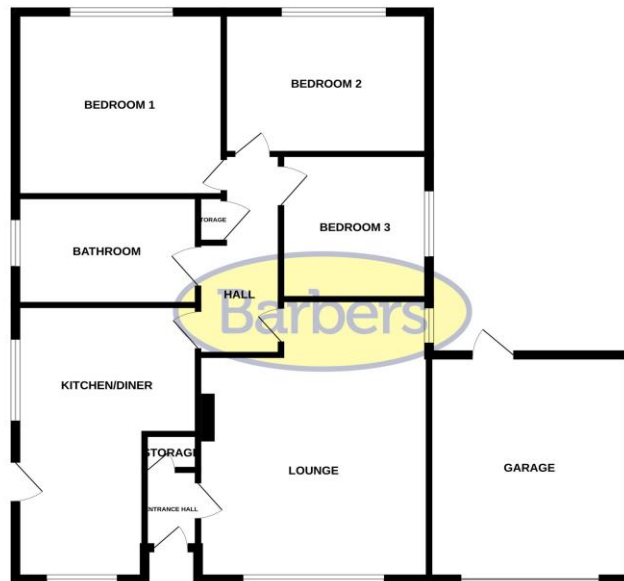
For Sale by Private Treaty.

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
1099 sq.ft. (102.1 sq.m.) approx.



TOTAL FLOOR AREA: 1099 sq.ft. (102.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, ceiling 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 accuracy, content and applicability thereof have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MapInfo 12.0.2a

LIVING ROOM
17' 6" max x 12' 7" (5.33m x 3.84m)

KITCHEN/DINER
18' 8" x 8' 9" (5.69m x 2.67m)

BEDROOM ONE
13' 1" x 10' 6" (3.99m x 3.2m)

BEDROOM TWO
9' 3" x 10' 9" (2.82m x 3.28m)

BEDROOM TWO
11' 1" x 9' 2" (3.38m x 2.79m)

BEDROOM THREE
8' 6" x 8' 0" (2.59m x 2.44m)

GARAGE
15' 1" x 9' 8" (4.6m x 2.95m)

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

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Email: whitchurch@barbers-online.co.uk

Barbers

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.