



Helping *you* move



## White Gables, Lacon Street, Prees, SY13 2EP

Offers in the Region of

**£340,000**

Located in the charming village of Prees, this detached dormer bungalow offers a fantastic renovation opportunity, featuring spacious rooms, a large plot, three bedrooms, a generous lounge, rear kitchen with garden access, utility room, full bathroom, ample front and rear gardens, off-road parking, and a garage—perfect for buyers seeking a project with real potential in a peaceful yet well-connected setting.

# White Gables, Lacon Street, Prees, SY13 2EP

## Overview

- Detached Dormer Bungalow
- Three Bedrooms
- NO UPWARD CHAIN
- Spacious Lounge
- Separate Utility Room
- Single Garage
- Large Front and Rear Garden
- Off Road Parking
- EPC G
- Council Tax Band C



Located in the charming village of Prees, this detached dormer bungalow presents a fantastic opportunity for renovation and transformation. With spacious rooms and a large plot, it's ideal for buyers seeking a project with real potential. The property features a expansive lounge with an open fireplace, a kitchen positioned at the rear with direct access to the garden, and full bathroom with a bathtub located on the ground floor. A separate utility room adds practicality, and the layout includes three bedrooms, one conveniently situated on the ground floor. Outside, the home benefits from substantial front and rear gardens, off-road parking, and a single garage. With scope to modernise throughout, this property could become a truly special residence in a peaceful and well-connected location.

## 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.



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

#### SERVICES

We are advised that mains electricity, water and drainage are available. Electric Storage Heaters. 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/>



#### 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

Travelling from Whitchurch take the A49 towards Shrewsbury turn right into Prees, once in the village, turn left at the crossroads into Church Street and continue past the church into Lacon Street where the property can be found shortly after 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 G. The full energy performance certificate (EPC) is available for this property upon request.

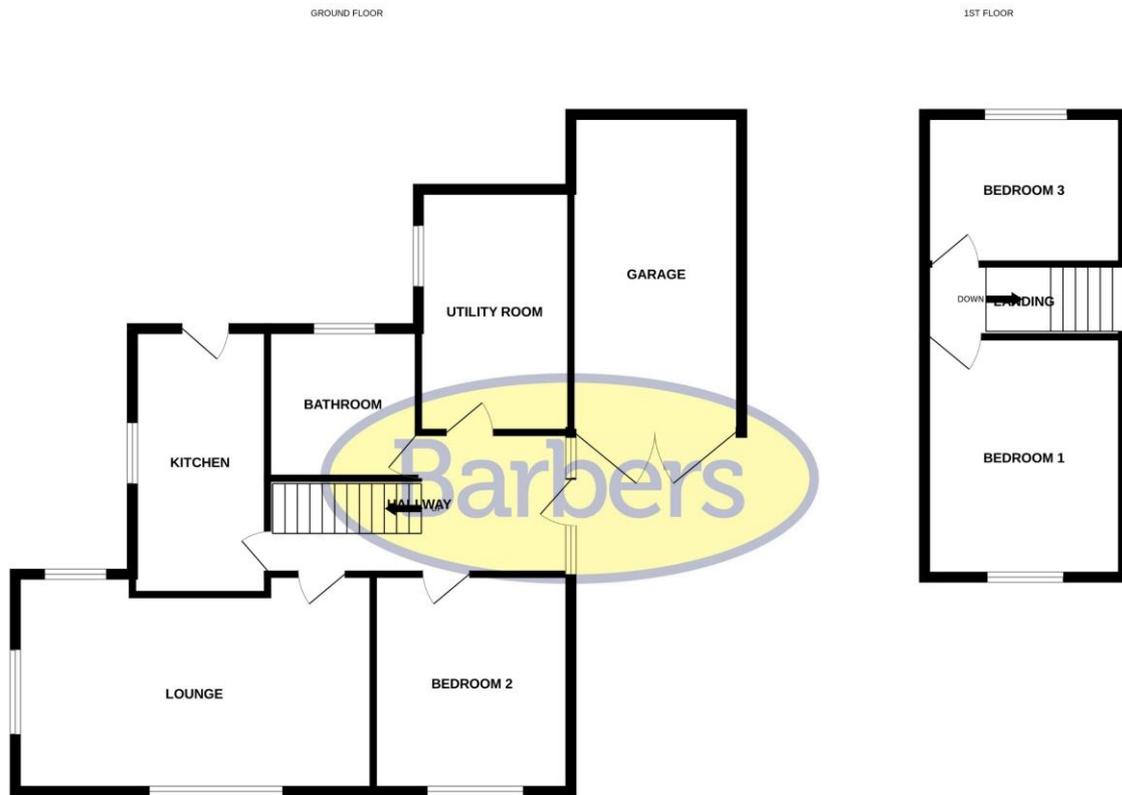
#### METHOD OF SALE

For Sale by Private Treaty.

#### AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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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**

19' 2" x 12' (5.84m x 3.66m)(max)

**KITCHEN**

14' 5" x 7' 3" (4.39m x 2.21m)

**BATHROOM**

8' 1" x 8' 1" (2.46m x 2.46m)

**UTILITY ROOM**

13' 2" x 6' 2" (4.01m x 1.88m)

**BEDROOM ONE**

14' 9" x 10' 9" (4.5m x 3.28m)

**BEDROOM TWO**

11' 9" x 10' 8" (3.58m x 3.25m)

**BEDROOM THREE**

10' 8" x 8' 4" (3.25m x 2.54m)

**SINGLE GARAGE**

17' 3" x 9' 4" (5.26m x 2.84m)

## 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.