



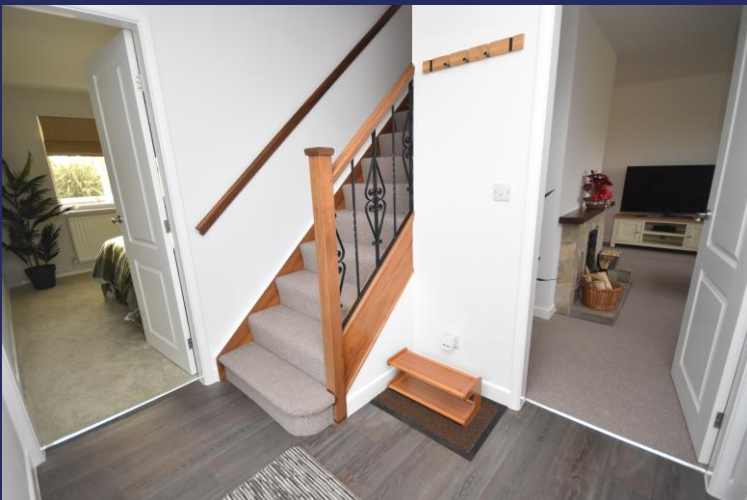
1 Lacon Street, Prees, SY13 2EP

Helping *you* move



1 Lacon Street, Prees, SY13 2EP

Offers In Region Of £315,000



- Well presented dormer style bungalow
- Three Double Bedrooms
- No Upward Chain
- Popular Village Location with excellent amenities

- Ample parking and Single Garage
- Attractive gardens
- Modern Shower Room
- EPC E, Council Tax Band C



This attractive and very well presented three-bedroom dormer style bungalow is located in the highly regarded village of Prees, enjoying pleasant views towards the village church. Offered to the market with no upward chain, the property provides a wonderful opportunity to acquire a comfortable and well-maintained home in a convenient village setting. Prees village benefits from an excellent range of daily amenities, catering well for everyday needs while retaining a strong sense of community. The accommodation is both versatile and well proportioned, beginning with a welcoming lounge featuring an open fire and a large window that allows natural light to flow through into the adjoining dining area. The kitchen is positioned to the rear of the property and leads through to a lean-to conservatory, which provides a useful additional space along with access to the rear garden and internal access to the single garage, which is fitted with an electric roller shutter door. Also located on the ground floor is a generous double bedroom, offering flexibility for single-level living if required, together with a modern shower room fitted with contemporary fixtures and finishes. To the first floor, there are two further double bedrooms, both offering good space and natural light, making them ideal for family members, guests, or home working. Externally, the property continues to impress with its attractive and well-maintained garden, providing a pleasant space for outdoor enjoyment. A driveway offers off-road parking and leads to the single garage with its electric roller shutter door, while double gates to the side provide access to an additional gravel parking area. Overall, this is a lovely home offering well-balanced accommodation in a popular village location, and viewing is strongly recommended to fully appreciate everything this property has to offer.



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.



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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains water, drainage and electricity 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.

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 where the property can be found after a short distance on the right hand side.

LOCAL AUTHORITY

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

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.

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

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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LOUNGE

15' 3" x 12' 2" (4.65m x 3.71m)

DINING AREA

10' 1" x 7' 6" (3.07m x 2.29m)

KITCHEN

11' 7" x 7' 7" (3.53m x 2.31m)

LEAN TO CONSERVATORY

22' 6" x 4' 5" (6.86m x 1.35m)

BEDROOM ONE

12' 5" x 9' 5" (3.78m x 2.87m)

SHOWER ROOM

6' 8" x 5' 8" (2.03m x 1.73m)

BEDROOM TWO

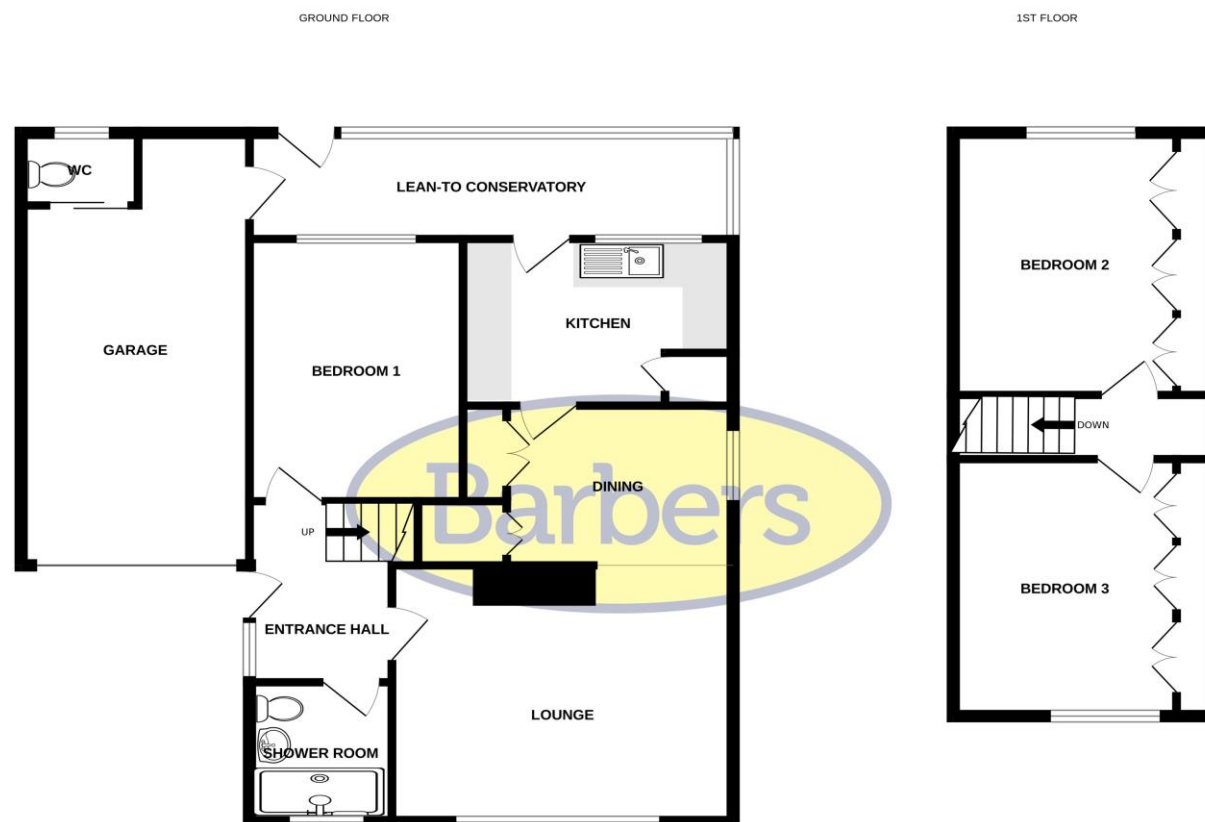
12' 5" x 9' 5" (3.78m x 2.87m)

BEDROOM THREE

12' 3" x 10' 3" (3.73m x 3.12m)

GARAGE

17' 1" x 8' 4" (5.21m x 2.54m)



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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WHITCHURCH
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