



Sunnyside, Prees Green, Whitchurch, SY13 2BL

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- Detached Country House
- Large 3.7 Acre Plot
- Paddock and Large Gardens
- Three Double Bedrooms
- Rural Location with Countryside Views
- Spacious Driveway
- Fantastic Potential

“The sale of Sunnyside provides a great opportunity to acquire a detached double fronted country house situated in a rural location with lovely views to the front and set on a generous plot of approximately 3.7 acres in total with paddock and large gardens. The accommodation does require some updating but has fantastic potential and includes Entrance Hall, Lounge with wood burner and French doors onto the garden, Dining Room, Kitchen/Breakfast Room, Sun Room, Three Double Bedrooms and a spacious Family Bathroom. Externally, the property is approached over a large driveway providing ample parking and turning space for several vehicles and there is a useful brick outbuilding with WC, plumbing for washing machine and plenty of storage space. We highly recommend viewing to truly appreciate the size and scope of this excellent property.”



LOCATION

The property is located in Prees Green with the rural hamlet of Lower Heath nearby which has a highly regarded Primary School. The market towns of Whitchurch, Market Drayton and Wem are about 7 miles away, whilst the villages of Hodnet and Prees offering local shops and various facilities are approximately 3 miles away. The county town of Shrewsbury is within 15 miles.



LOUNGE
22' 9" x 12' 0" (6.93m x 3.66m)

DINING ROOM
12' 6" x 12' 4" (3.81m x 3.76m)

KITCHEN/BREAKFAST ROOM
14' 1" x 10' 0" (4.29m x 3.05m)

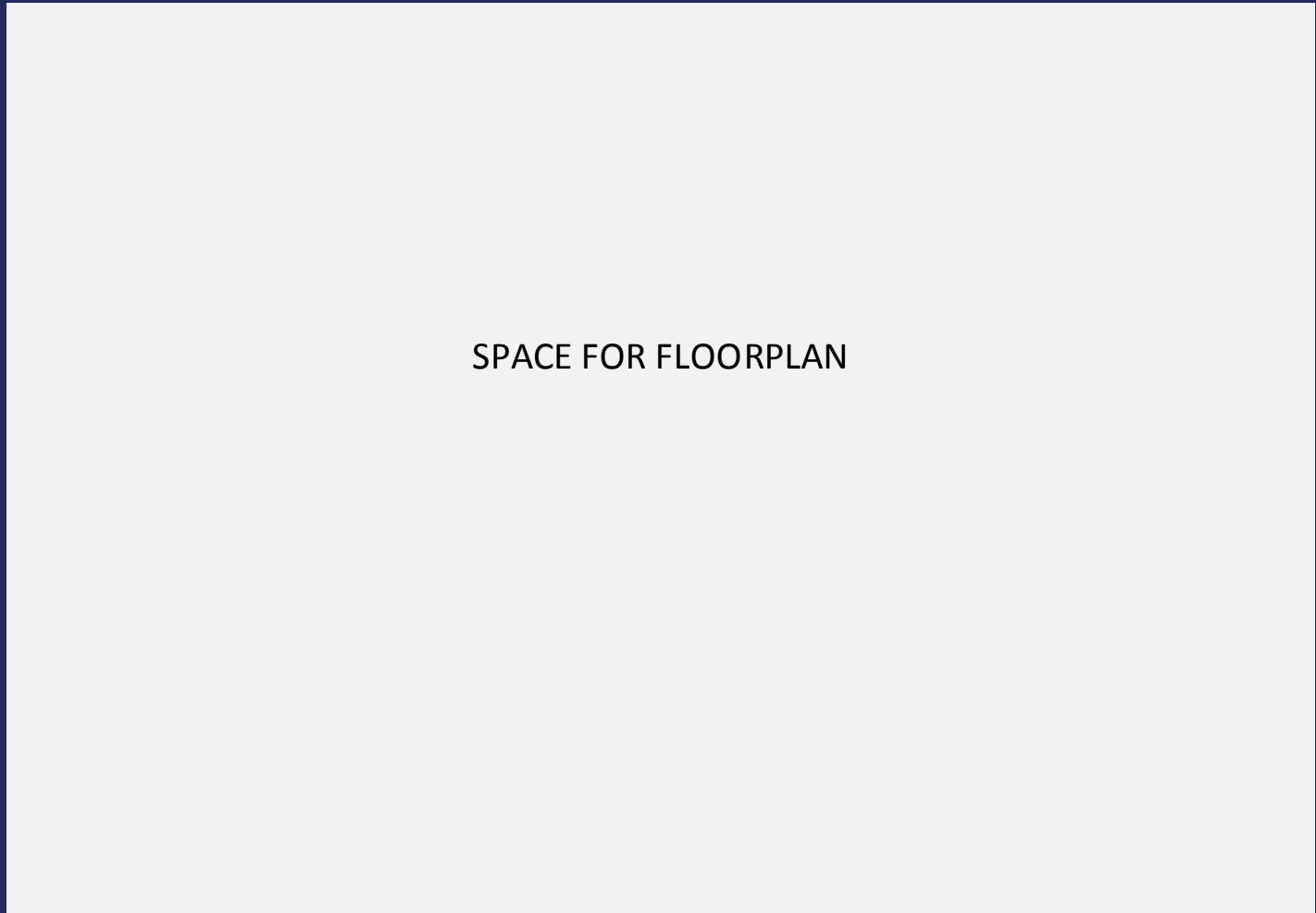
SUN ROOM
18' 4" x 6' 1" (5.59m x 1.85m)

BEDROOM ONE
14' 0" x 12' 0" (4.27m x 3.66m)

BEDROOM TWO
12' 0" x 11' 9" (3.66m x 3.58m)

BEDROOM THREE
12' 3" x 9' 9" (3.73m x 2.97m)

BATHROOM
12' 2" x 7' 9" (3.71m x 2.36m)



SPACE FOR FLOORPLAN



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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 enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains electricity and water are available. Private drainage. Oil fired 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.

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

HOW TO FIND THIS PROPERTY

From Whitchurch head out on the A49 towards Shrewsbury, pass the village of Prees and continue through Prees Green, take the left hand turn onto the B5065, sign posted Lower Heath Primary School, continue down this road for approximately 400m and the property can be found on the left hand side.

VIEWING/PRE-MARKETING SALES ADVICE

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

METHOD OF SALE

For Sale by Private Treaty.

WH26459 18032020



WHITCHURCH
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www.barbers-online.co.uk

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