



1 Cricket Meadow, Prees, Whitchurch,
Shropshire, SY13 2BZ

Helping *you* move



Offers In Region Of
£295,000

1 Cricket Meadow, Prees, Whitchurch, Shropshire, SY13 2BZ



- Spacious Detached Family Home
- Four Double Bedrooms
- Popular Village Location
- Driveway and Garage
- Two Reception Rooms
- Kitchen/Breakfast Room
- Two En Suites and Family Bathroom

“Are you looking for a spacious family home in a popular village location with good off road parking facilities and amenities nearby? If so, call us now to book your viewing of this fantastic detached house with garden, driveway and single garage as it could be the property for you. The current owners have made it into a superb home that is beautifully presented throughout and it provides generous accommodation that is ideal for families. The ground floor includes Two Reception Rooms as well as a lovely Kitchen/Breakfast Room and to the first floor are Four Double Bedrooms, two of which have En Suites and there is also a Family Bathroom. If you like the look of this wonderful home then don't miss out, call us now to arrange a viewing.”



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.



PLAY ROOM

12' 6" x 8' 4" (3.81m x 2.54m)

MASTER BEDROOM

15' 1" x 12' 3" (4.6m x 3.73m)

BEDROOM THREE

16' 2" x 8' 7" (4.93m x 2.62m)

LOUNGE

17' 9" x 11' 5" (5.41m x 3.48m)

BEDROOM TWO

12' 4" x 12' 0" (3.76m x 3.66m)

BEDROOM FOUR

12' 2" x 8' 7" (3.71m x 2.62m)

KITCHEN/DINER

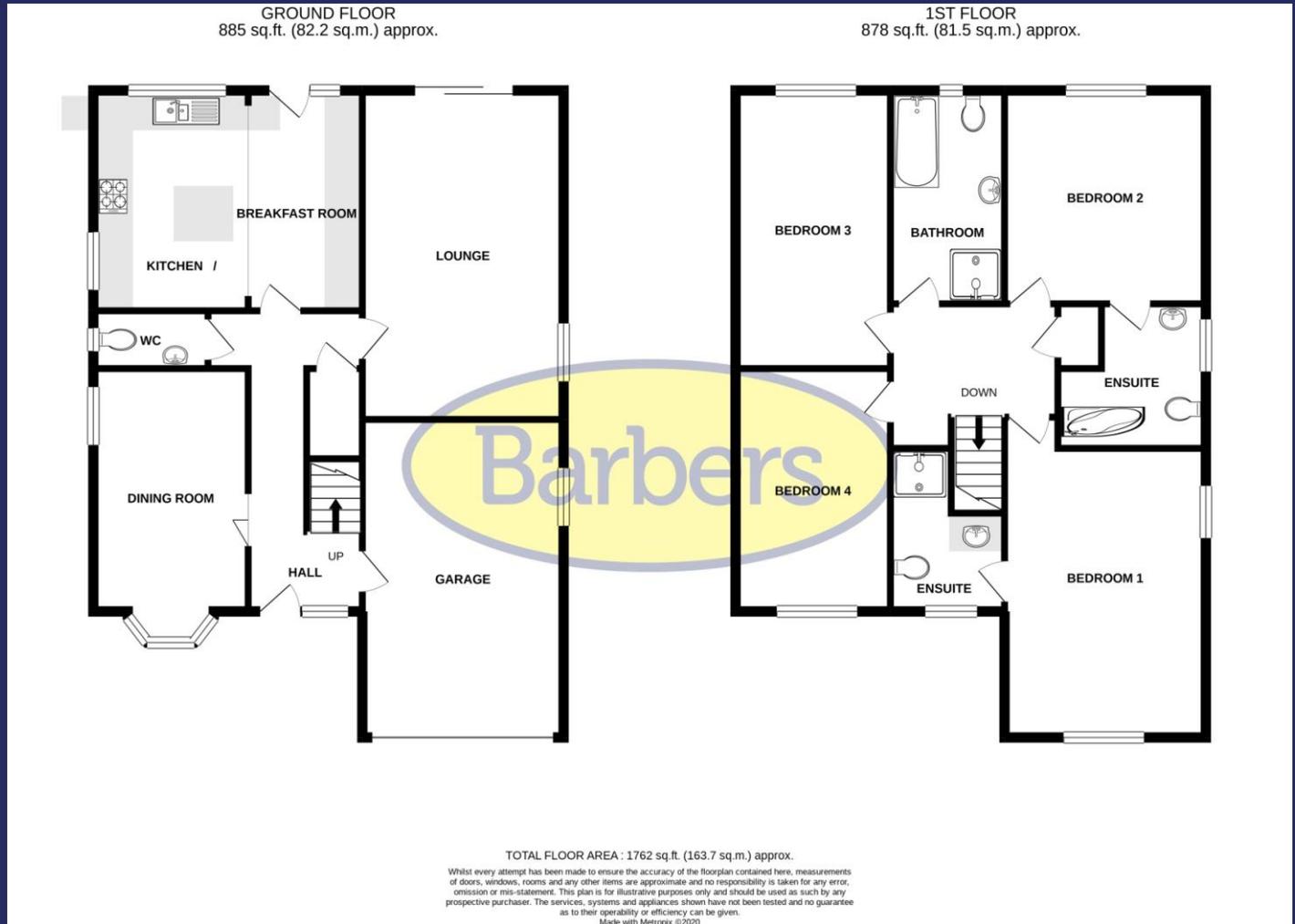
15' 5" x 12' 6" (4.7m x 3.81m)

BATHROOM

12' 2" x 6' 3" (3.71m x 1.91m)

GARAGE

17' 4" x 11' 8" (5.28m x 3.56m)



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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

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.

SERVICES

We are advised that mains electricity, water and drainage are available. 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.

ENERGY PERFORMANCE CERTIFICATE

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

VIEWING/PRE SALES MARKETING ADVICE

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

DIRECTIONS

From Whitchurch travel on the A49 towards Shrewsbury, upon reaching Prees continue into the village centre and turn right at the cross roads into Mill Street. Continue until you reach the left hand turning into Brades Road and Cricket Meadows will be found on the right hand side close to the village recreational centre.

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.

WH26224 15102020



WHITCHURCH
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www.barbers-online.co.uk

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