



FOR SALE

Offers in the region of £595,000

The Crest, Prees Wood, Prees,
Whitchurch, Shropshire, SY13 2EP

A rare opportunity to acquire a spacious three bedroom detached family home, together with adjacent large part converted two storey garage building that has planning granted for conversion to a second residential home. Both properties sit on a plot of just over 1 acre that could easily be split into two gardens of just under a half an acre each. Early inspection is highly recommended.



Wem 5.5 miles, Whitchurch 5.8 miles, Shrewsbury 16.3 miles, Telford 21 miles. All distances are approximate.



- **Excellent Opportunity**
- **2 Properties On 1 Acre**
- **Large Three Bed Detached**
- **Garage with Residential Planning**
- **Rural Location With Views**
- **Early Viewing Advised**

DESCRIPTION

A rare opportunity to acquire a spacious three bedroom detached family home, together with adjacent large part converted two storey garage building that has planning granted for conversion to a second residential home. The garage building measures 39'5" x 16'7" internally overall.

Outside the properties sit on grounds of just over 1 acre and this land can easily be split to give both properties equal shares of the garden.

LOCATION

The property is located in a quiet position just outside the village of Prees, which benefits from a village convenience store/post office, a newsagents, a recently constructed modern doctor's surgery, a hairdressers, excellent recreational facilities, a church and a well respected primary school.

There are excellent transport links close by and the main line railway station is just over a mile away. This provides trains to Shrewsbury, Whitchurch, Crewe and beyond.

MAIN HOUSE

ENTRANCE HALL

Timber entrance door with two side windows, stairs to the first floor, double radiator, door to the inner hall, doors to the lounge and the cloakroom.

CLOAKROOM

Fitted with a low level WC, pedestal wash basin, radiator, window to the front.

LIVING ROOM

5.21m x 4.90m (17'1" x 16'1")

Window to the front, with double opening doors to the rear garden, brick inglenook fireplace with log burner fitted on a tiled hearth with timber mantel, double radiator, TV point.

DINING ROOM

5.59m x 3.15m (18'4" x 10'4")

Windows to the front and side, double radiator, square opening to the inner hall and the kitchen/breakfast room.

INNER HALLWAY

3.38m x 1.37m min (11'1" x 4'6" min)

Doors to the lobby and the pantry which is shelved and also houses the oil fired central heating boiler, radiator, open plan to the;

BREAKFAST KITCHEN

5.05m x 3.96m (16'7" x 13'0")

Fitted with stainless steel sink, inset into tiled top work surfaces with timber edging. There is a wide range of 'limed timber' effect base, drawer and wall cupboards, tiled splash backs, built-in double oven, ceramic hob with cooker hood in shaped canopy, plumbing for a dishwasher, built-in fridge and freezer, dividing peninsular unit with basket drawers and cupboard, double radiator, radiators, TV point, windows to the side and rear and double doors to the patio garden area.

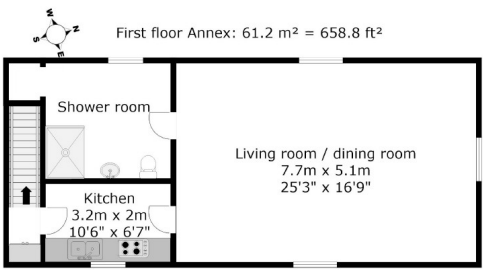
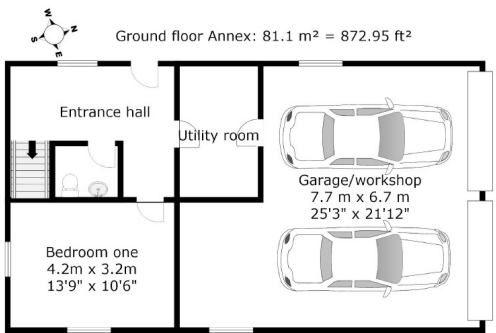
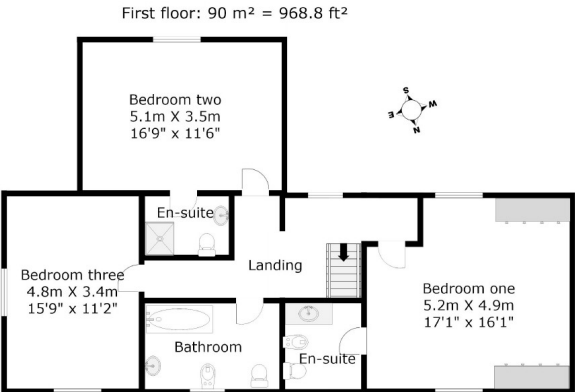
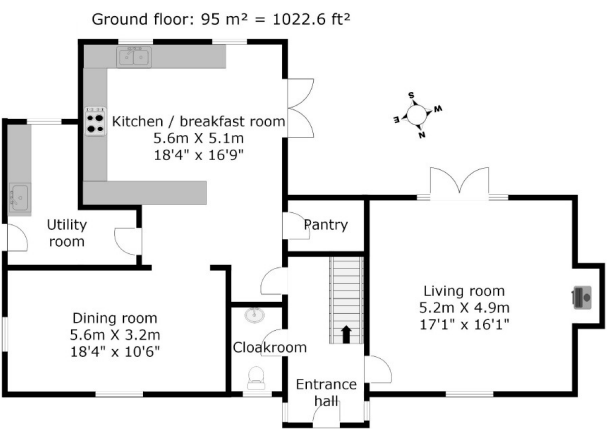
LOBBY

Door to the utility, radiator, door to the hall.

UTILITY ROOM

2.26m x 1.75m (7'5" x 5'9")

Fitted with a ceramic 'butler' sink, with work surface, tiled splash backs, base and wall cupboards, plumbing for a washing machine, tiled floor, window to the side.



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



3 Bedroom/s



3 Bath/Shower
Room/s



FIRST FLOOR

LANDING

Low level window to the rear with views, radiator, access to the roof space.

MASTER BEDROOM

4.95m max x 4.17m (16'3" max x 13'8")

Windows to the front and rear, both having lovely countryside views, two built-in wardrobes with sliding doors giving ample hanging and storage space, two radiators, door to the;

EN-SUITE

2.97m x 2.13m (9'9" x 7'0")

Having a shower cubicle that needs attention, wash basin in vanity top with cupboards below, bidet, low level WC, part timber panelling to the ceiling, radiator, extractor fan, spot lighting.

BEDROOM TWO

5.08m x 3.45m (16'8" x 11'4")

Window to the rear having lovely countryside views, built-in linen shelving, radiator, door to the;

EN-SUITE

2.36m x 1.93m (7'9" x 6'4")

Shower enclosure with glass surround, pedestal wash basin, low level WC on new a Sani-Flow system, radiator, shower cubicle needs replacing, extractor fan.

BEDROOM THREE

4.67m x 3.43m (15'4" x 11'3")

Windows to the front and side having views, wall mounted wash basin, radiator.



FAMILY BATHROOM

3.43m x 2.21m (11'3" x 7'3")

Timber panelled bath with mixer tap and shower attachment, pedestal wash basin, bidet, low level WC, radiator, extractor fan, window to the front.

GARAGE BUILDING

12.01m x 5.05m internal overall (39'5" x 16'7" internal overall)

ENTRANCE LOBBY

Stairs to the first floor, tiled flooring, radiator.

CLOAKROOM

Fitted with a low level WC, wash basin in vanity unit, radiator.

BEDROOM ONE

4.19m x 3.20m (13'9" x 10'6")

Windows to the side and rear, double radiator, wash basin, tall cupboard, tiled flooring.

UTILITY ROOM

3.25m x 2.01m (10'8" x 6'7")

A door from the entrance lobby opens into the utility which has fully tiled walls, plumbing for a washing machine, floor mounted heating boiler, and a door to the garage.

GARAGE

6.73m x 5.49m min 7.62m max (22'1" x 18'0" min 25'0" max)

With two up and over doors, windows to the sides, workshop area to the rear of one of the bays, power and lighting connected.

FIRST FLOOR

LANDING

Window to the rear, small storage cupboard, door to the;



KITCHEN

3.20m x 2.01m (10'6" x 6'7")

Fitted with a circular sink, work surface, base cupboards, window to the side with views, door to the;

LARGER RECEPTION ROOM

7.70m x 5.11m (25'3" x 16'9")

Measured to under eaves. Having windows to three elevations, laminate flooring, two radiators, TV point, door to the;

SHOWER ROOM

3.18m x 2.90m max (10'5" x 9'6" max)

Fitted with a modern glass enclosure, wash basin, low level WC, part tiled walls, window to the side, flush spot lighting.

OUTSIDE

GARDENS AND GROUNDS

The property has gardens and grounds of just over 1 acre which are mainly laid to lawn, with a stone wall and gated access to driveway and parking area for several cars. To the rear of the main property is a paved seating area.

AGENTS NOTE

Copies of the planning decision are available by copying and pasting the following link into your browser.

<https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=N3GVF3TDJ4W00>

DIRECTIONS

Leave Whitchurch on the A49 towards Shrewsbury and proceed for approximately 5 miles, turn right signposted Prees. Continue into the village and turn left opposite the village Post Office into Church Street, continue up the hill and follow the road into The Pinfold, go round past the Church on your right and continue left into Lacon Street.

Proceed up this road and just past the national speed limit signs the property will be found on the right.

COUNCIL TAX

Believed to be Band 'E' with amount payable this current year 2017/18 being £1,969. For confirmation of the Council Tax details, contact Shropshire Council on 0345 6789002.

SERVICES

Mains water, electricity and drainage are understood to be connected. None of these services have been tested.

TENURE

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watgate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at www.rightmove.co.uk & Onthemarket.com

WH0945

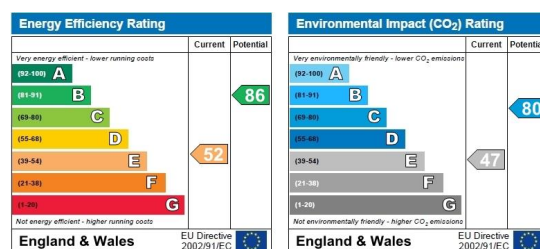
The Crest, Prees Wood, Prees, Whitchurch, Shropshire, SY13 2EP



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01948 663 230

Whitchurch office:

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E. whitchurch@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.