

## **1A ,Station Road,Prees** **Whitchurch SY13 2DN**

Description

# **£295,000**

This fantastic three bedroom detached house is situated on a lovely corner plot in the popular village of Prees which has an excellent range of daily amenities and a well regarded primary school. It provides great size accommodation with the added benefit of full planning permission for a single storey extension to the side of the property.



[www.welchestateagents.com](http://www.welchestateagents.com)  
01939 232471

## Description

**BRIEF DESCRIPTION** This fantastic three bedroom detached house is situated on a lovely corner plot in the popular village of Prees which has an excellent range of daily amenities and a well regarded primary school. It provides great size accommodation with the added benefit of full planning permission for a single storey extension to the side of the property. The ground floor comprises Entrance Hall, Lounge with feature fireplace, Kitchen/Diner with French doors leading onto the garden, Three Bedrooms incorporating two doubles and a single, Master En Suite Shower Room and a modern Family Bathroom. There is off road parking as well as an enclosed garden to the rear.

**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.

**ENTRANCE HALL** Stairs to first floor, radiator.

**LOUNGE** 14' 4" x 12' 6" (4.37m x 3.81m) Feature fireplace with decorative surround and open fire, windows to front and side, radiator.

**KITCHEN/DINER** 19' 7" x 10' 8" (5.97m x 3.25m) max Having a range of base and wall units, built in oven and four ring electric hob with extractor fan over, space for fridge/freezer, French doors opening onto the rear garden, window to rear and door to side.

**WC/UTILITY** 6' 3" x 6' 2" (1.91m x 1.88m) WC, wash hand basin, radiator, space and plumbing for washing machine and tumble dryer, freestanding boiler.

**FIRST FLOOR LANDING** Window to side.

**MASTER BEDROOM** 13' 3" x 12' 5" (4.04m x 3.78m) Windows to front and side, radiator.

**EN SUITE** 4' 8" x 4' 3" (1.42m x 1.3m) WC, wash hand basin, shower cubicle with electric shower, built in wardrobe

**BEDROOM TWO** 13' 6" x 8' 2" (4.11m x 2.49m) Window to side, built in wardrobe, radiator, loft access.

**BEDROOM THREE** 9' 1" x 8' 2" (2.77m x 2.49m) max Window to front, radiator.

**FAMILY BATHROOM** 10' 0" x 5' 7" (3.05m x 1.7m) Suite comprising freestanding bath, WC, wash hand basin, shower cubicle with mains shower, frosted window to side, heated towel rail.

**OUTSIDE** There is off road parking to the front and side and as well as a good size enclosed garden to the rear.

**PLANNING PERMISSION** We are advised that Shropshire Council have granted full planning permission for the erection of a pitched roof single storey side extension and the resurfacing of part of front garden to allow additional on-site parking following demolition of existing garage. Decision date 11/3/21. Planning reference 21/00318/FUL. Please note that the demolition of the garage has already taken place.

**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** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND.

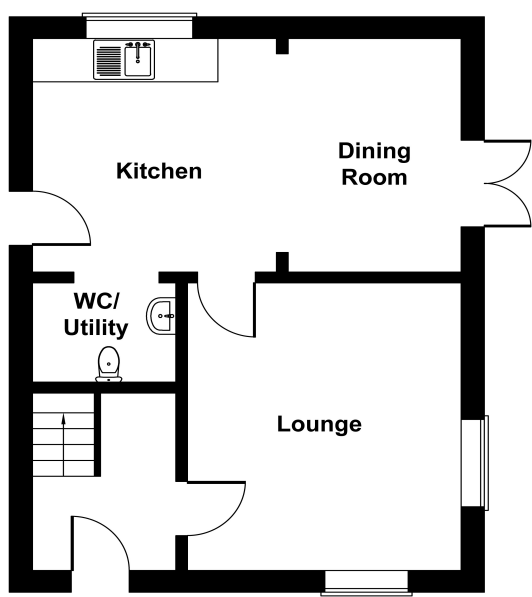
**SERVICES** We are advised that mains electricity, water and drainage are available. Oil fired central heating. Welch Estate Agents have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

Viewings strictly through Welch Estate Agents

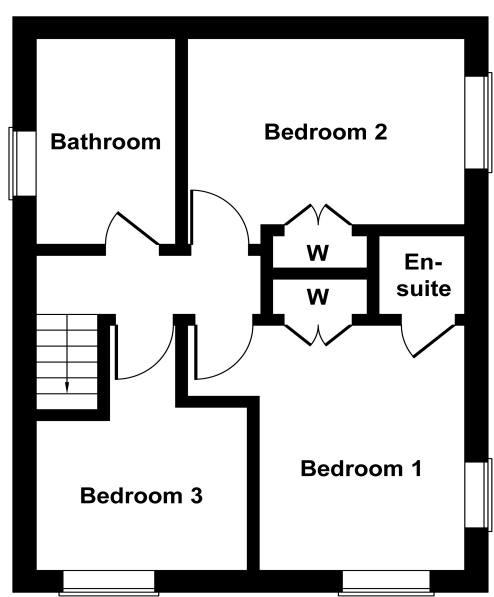




**1A Station Road Prees**



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.