



**Spacious Bungalow With Annexe**

**Within Walking Distance Of Village Shops**

**Double Garage**

**3/4 Bedrooms & 2 Bathrooms**

**Short Cul-De-Sac Of Only 3 Properties**

**NO ONWARD CHAIN**

**The Brelands, Shrewsbury Street**  
Prees, Nr Whitchurch SY13 2DH

**Offers in the Region Of £400,000**



## **Location-wise, this extended detached bungalow could be a dream home for many people!**

**It occupies an elevated position at the top of a short cul-de-sac (which houses only 3 properties), within the popular village of Prees and is within a short distance of local shops and amenities. Not only that, but the bungalow also enjoys a private aspect in that it is not directly overlooked from either the front or rear and the enlarged accommodation suggests appeal to families as well as retirees.**

**A useful annexe (ideal for those with a dependent relative) has been created with its own double bedroom and shower room and has its own external access to the side of the bungalow. The annexe links internally to the existing dining room, which could easily be utilised as a fourth bedroom or sitting room if required, such is the versatile layout of this spacious home. The remaining bedrooms may also safely be described as 'doubles'.**

**Outside, there is space to park numerous vehicles on the driveway, in addition to the integral double garage. The gardens have been planned for ease of maintenance and have dedicated seating areas.**

**It has the great advantage of being offered with the benefit of having NO ONWARD CHAIN and there is scope for further improvement to maximise its full potential.**

**The village of Prees seems to have come into its own over the last few years and it is not difficult to see why. There is a real sense of 'community' here, the village itself having shops, post office, doctor/medical centre with on-site pharmacy, hairdresser, village hall, railway station and primary school. There is a club house (with a bar) within the recreational ground, which also incorporates a bowling club, along with cricket and football fields.**

**It is well placed for travel by car into nearby Whitchurch, Wem and Shrewsbury.**

***Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566***

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



**Entrance Porch** 6' 10" x 6' 7" (2.08m x 2.01m) and 4' 5" x 3' 1" (1.35m x 0.94m)

**Spacious Reception Hall** 12' 11" x 8' 8" (3.93m x 2.64m)  
Corniced ceiling and radiator.

**Lounge** 17' 2" x 11' 10" (5.23m x 3.60m)  
Brick fireplace with electric flicker flame fire with pebbles, 2 wall light points, corniced ceiling and radiator.

**Breakfast Room** 11' 9" x 7' 6" (3.58m x 2.28m)  
Recessed display shelves, radiator and leading to: -

**Conservatory** 9' 2" x 6' 11" (2.79m x 2.11m)  
Ceramic tiled floor and door to rear garden.

**Kitchen** 11' 8" x 9' 1" (3.55m x 2.77m)  
Stainless steel sink and drainer inset in worktops with drawers and cupboards below, further base unit incorporating 4 ring electric ceramic hob and split level cooker comprising electric oven and grill with microwave oven above, part tiled walls, ceramic tiled floor, radiator, recessed ceiling spotlights, large loft access hatch and archway leading to: -

**Utility Room** 10' 7" x 6' 2" (3.22m x 1.88m)  
Base unit with storage, plumbing for washing machine and plumbing for dishwasher below, corniced ceiling, ceramic tiled floor, radiator, radiator, internal connecting door to garage and **walk-in cupboard** 6' 4" x 4' 10" (1.93m x 1.47m).

**Bedroom 2** 12' 0" min x 10' 1" (3.65m min x 3.07m)  
Twin double-door wardrobes, corniced ceiling, radiator and sliding doors leading to front patio.

**Bedroom 3** 10' 7" x 8' 9" (3.22m x 2.66m)  
Corniced ceiling and radiator.

**Family Bathroom** 8' 9" x 7' 9" (2.66m x 2.36m)  
Sunken bath, pedestal wash hand basin, close coupled WC and shower cubicle with electric shower unit. Part tiled walls and extractor fan.

**Dining Room/Bedroom 4** 11' 10" x 10' 8" (3.60m x 3.25m)  
Corniced ceiling and radiator.

**Annexe Side Hall** 6' 1" x 3' 4" (1.85m x 1.02m)  
Radiator.

**Bedroom 1** 13' 8" x 11' 8" (4.16m x 3.55m)  
French double doors leading to rear garden.

**Shower Room** 7' 10" x 6' 1" (2.39m x 1.85m)  
Shower cubicle with electric shower unit, pedestal wash hand basin, bidet and close coupled WC. Part tiled walls, ceramic tiled floor, extractor fan and heated chrome towel rail.

## OUTSIDE

Tarmac driveway with ample car parking and leading to: -

**Double Garage** 17' 3" x 15' 8" (5.25m x 4.77m)  
Light, power, Worcester free standing oil central heating boiler and electric, remote control roller door.

Large lawned front garden, screened for privacy by a mature, neatly tended hedge, trees and bushes. Sheltered front patio area with block paved seating area having flower borders and flower bed.

Enclosed rear garden, planned for ease of maintenance on 4 tiers including a paved patio at the lower level plus raised circular paved seating area. Oil storage tank and a variety of bushes, hedges and shrubs. Easily managed gravel side garden.

## Agents Note

The driveway up to the bungalow is made up, but not adopted by the local authority. It belongs to The Brelands and the next door neighbour has a right of access over it to their property.

## Services

Mains water, electricity and drainage.

## Central Heating

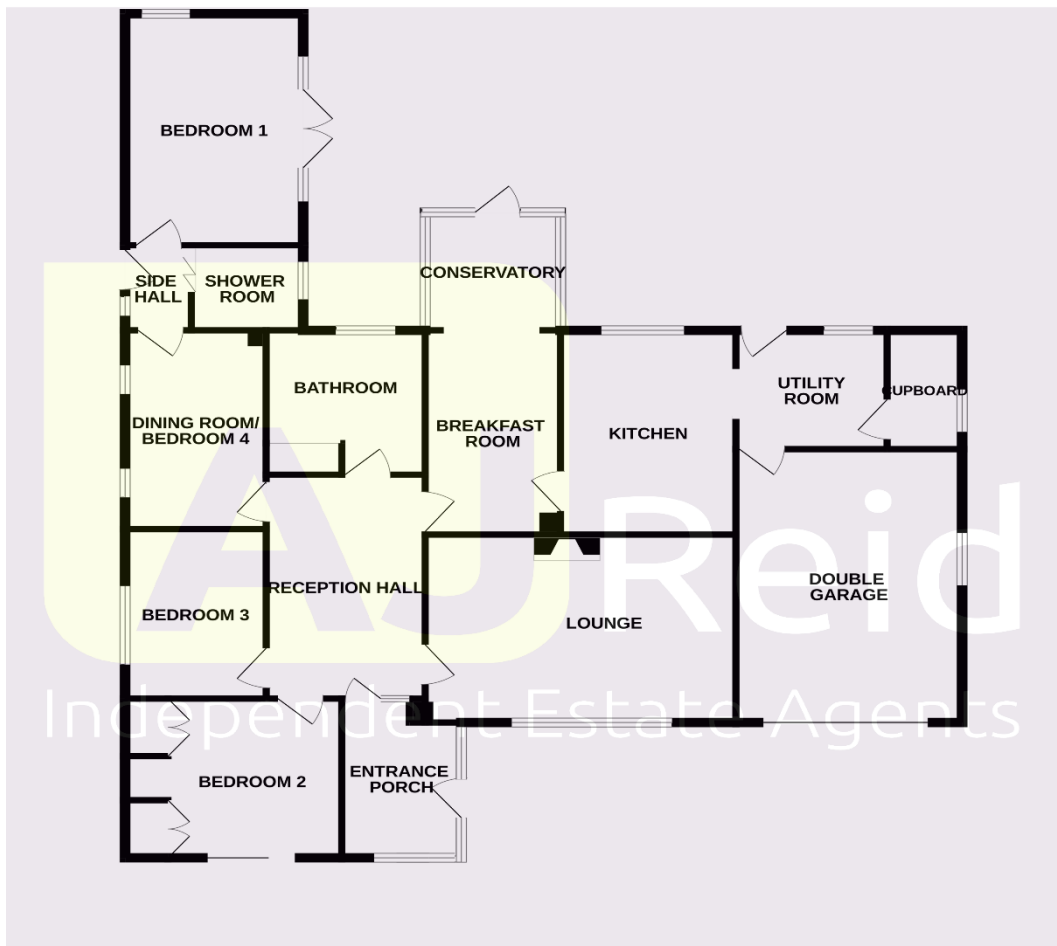
Oil fired boiler supplying radiators and hot water.

## Council Tax

Shropshire Council - Tax Band D

## Tenure

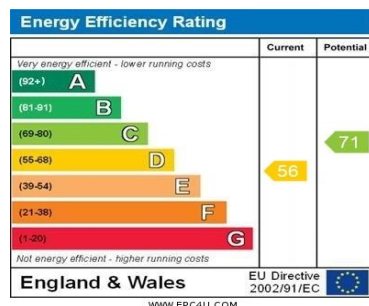
Freehold.



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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**Directions:** Leave Whitchurch on the A41, signposted for Wolverhampton. Follow the dual carriageway and at the large roundabout by The Raven turn right along A49. Follow the road for just under 2.5 miles and turn right into Whitchurch Road, signposted for Prees. Proceed past the medical centre and on into the village, straight on at the crossroads (past the post office and shop), into Shrewsbury Street and immediately after the white double fronted semi-detached cottage (No.25) turn left into the private tarmac driveway leading up to The Brelands.

**Legislation Requirement:** To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



**Referral Arrangements:** We are paid an Introducers Fee of £120 incl. VAT per conveyancing transaction referred to and signed up by certain Conveyancers and we earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

