



**Spacious Detached Bungalow**

**4 DOUBLE Bedrooms (1 En-Suite)**

**Integral Double Garage**

**Occupies A Short Cul-De-Sac**

**Large Landscaped Gardens**

**Refitted Kitchen, Bathroom & En-Suite**

**10 Turnpike Rise**  
Prees, Nr Whitchurch SY13 2FD

**Offers in the Region Of £525,000**



## **Views! Views! Views!**

### **On a good day, our clients say they can see Snowdon from their garden!**

**From its elevated position, there is no doubt that the views are stunning, especially with its panoramic outlook from the adjacent fields, extending over Shropshire and into Wales.**

**Without a shadow of doubt, this property probably has the 'pick of the plots' in this short cul-de-sac of similar properties.**

**The current owners have spared no expense in improving and updating this spacious family sized bungalow since they bought it in 2016. The extensive list includes refitting of the kitchen and bathrooms, re-decoration throughout, new windows, internal doors, external landscaping, adding an inglenook fireplace and much, much more!**

**Needless to say, an internal inspection is strongly recommended.**

**Outside, there is parking on the driveway for a small fleet of cars, plus the integral double garage and dedicated patios and seating area take full advantage of the far reaching views.**

**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.



**L-Shaped Entrance Hall** 13' 10" max x 4' 7" (4.21m max x 1.40m) and 11' 10" min x 9' 0" (3.60m min x 2.74m) Wood veneer flooring, corniced ceiling, recessed ceiling spotlights, radiator and airing cupboard with pressurised hot water cylinder. Glazed double doors lead to: -

**Lounge** 17' 11" x 14' 3" (5.46m x 4.34m) Illuminated inglenook fireplace with brick interior incorporating log burning stove on slate hearth, corniced ceiling, laminate flooring, recessed ceiling spotlights, radiator and glazed double doors lead to: -

**Open Plan Kitchen/Dining Room** 26' 7" x 11' 3" (8.10m x 3.43m)

Refitted kitchen area with sink and drainer inset in solid wood worktops having drawers, cupboards, integral dishwasher and slim line wine chiller below and incorporating 5 ring (LPG) hob with retractable extractor hood and pop-up power sockets. Twin electric fan ovens with combination microwave and steamer ovens above, large recess for American fridge/freezer flanked by full height illuminated wall cupboards with pull out racking, further wall cupboards, recessed ceiling spotlights, laminate flooring with underfloor heating, 2 radiators including a contemporary tall radiator and bi-fold patio doors leading to rear garden. Retractable, folding sun canopy over patio area.

**L-Shaped Utility Room** 5' 5" x 2' 10" (1.65m x 0.86m) and 5' 8" x 3' 7" (1.73m x 1.09m) Stainless steel sink and drainer inset in worktop with cupboard, plumbing for washing machine and space for tumble dryer below, wall cupboard, ceramic tiled floor, extractor fan and recessed ceiling spotlight.

**Cloakroom** 5' 2" x 3' 3" (1.57m x 0.99m) Wash hand basin and close coupled WC. Ceramic tiled floor, recessed ceiling spotlight, extractor fan and chrome towel rail/radiator.

**Master Bedroom** 15' 5" x 11' 3" (4.70m x 3.43m) Double door built-in wardrobe, radiator, fitted carpet ceiling fan and light.

**Refitted En-Suite Shower Room** 8' 4" x 4' 9" (2.54m x 1.45m) Shower cubicle with mains mixer rainfall shower, pedestal wash hand basin and close coupled WC, corniced ceiling, recessed ceiling spotlights, ceramic tiled floor, extractor fan and chrome towel rail/radiator.

**Bedroom 2** 14' 6" x 10' 0" (4.42m x 3.05m) Radiator, fitted carpet and ceiling fan/light.

**Bedroom 3** 12' 10" x 9' 10" (3.91m x 2.99m) Fitted carpet, radiator and overlooking rear garden with views beyond.

**Bedroom 4** 9' 7" x 8' 11" (2.92m x 2.72m) Fitted carpet, double door built-in wardrobe and radiator.

**Refitted Family Bathroom** 10' 9" max x 6' 0" (3.27m max x 1.83m) Panelled bath with central mixer tap and shower attachment, pedestal wash hand basin, close coupled WC and shower cubicle with mains mixer rainfall shower, ceramic tiled floor, recessed ceiling spotlights, extractor fan and radiator.

## OUTSIDE

Electric sliding gate provides access to the driveway with parking for several vehicles and leading to: -

**Double Garage** 18' 0" x 17' 4" (5.48m x 5.28m) Twin electric roller doors, lights, power, wall cupboards, cold water tap and free-standing oil central heating boiler.

Easily managed lawned front garden with gravel driveway and parking area for a caravan/trailer/motorhome and leading to the **TIMBER WORKSHOP** 17' 7" x 7' 5" (5.36m x 2.26m) with lights, power, cupboards and base units.

Large, enclosed rear and side gardens with stepping stones leading to the **TIMBER SUMMERHOUSE** 9' 8" x 9' 8" (2.94m x 2.94m) with plastered walls, independent power supply, light and double doors leading onto the raised deck with views across the rear garden.

Further paved seating area with pergola having lighting and grape vine, **LARGE TIMBER GARDEN SHED**, aluminium **GREENHOUSE** and further raised sun terrace to the rear of the bungalow. CCTV and lighting included.

## Services

Mains water, electricity and drainage.

## Central Heating

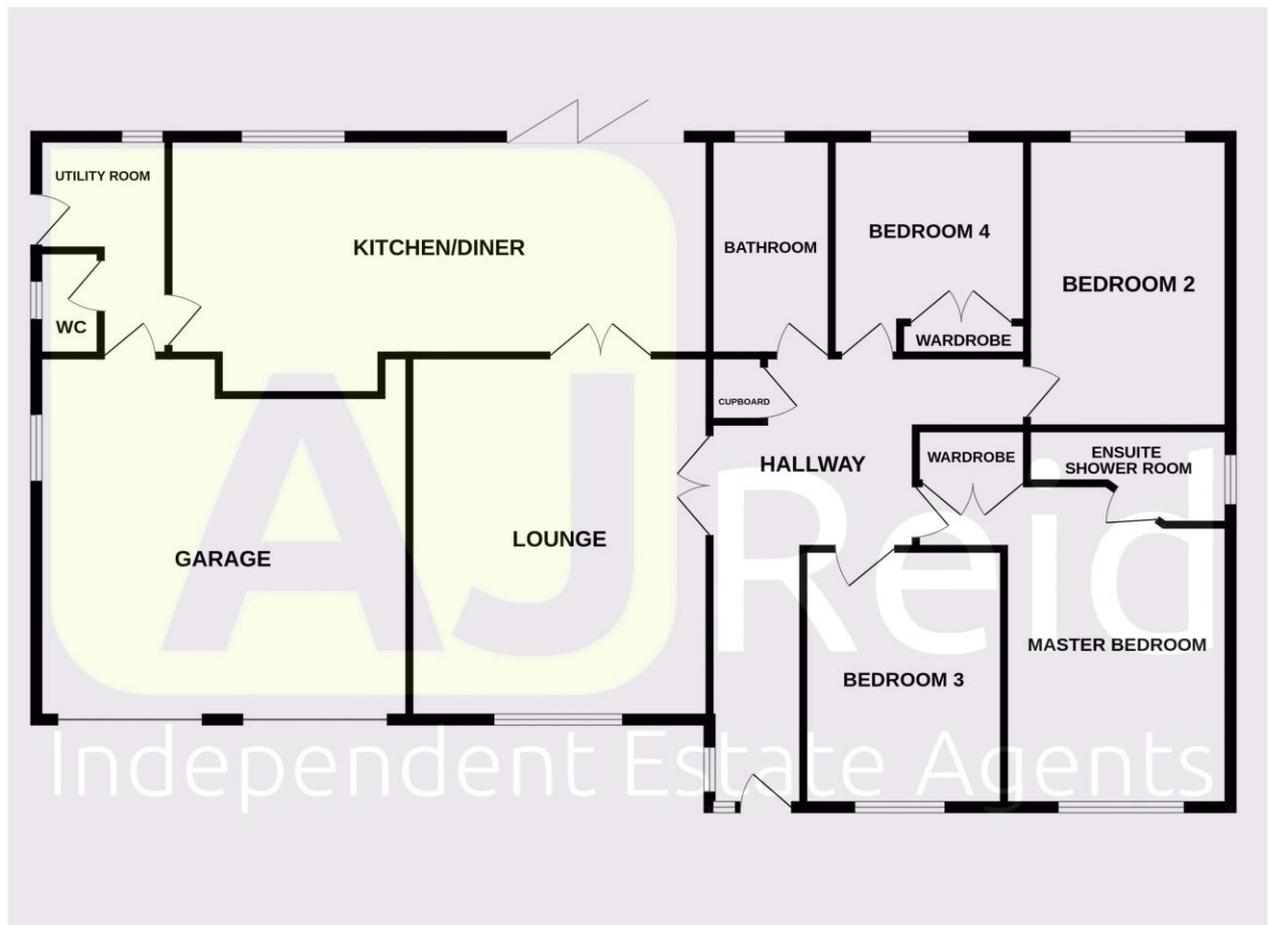
Oil fired boiler supplying radiators and hot water.

## Tenure

Freehold.

## Council Tax

Shropshire Council - Tax Band E.

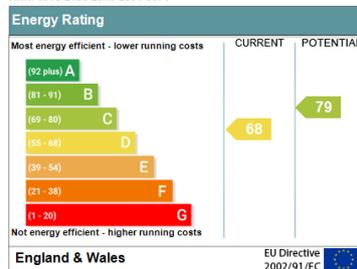


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 second left into Turnpike Rise.

**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.

Address: 10 Turnpike Rise, Prees, WHITCHURCH, SY13 2FD  
RRN: 0310-2199-2340-2894-8671



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