

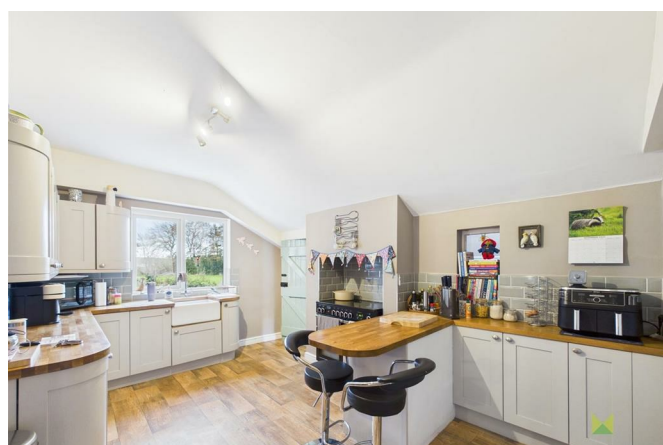
Parkside Prees Green Whitchurch SY13 2BN



3 Bedroom House - Detached
Offers In The Region Of £495,000

The features

- GARDENS AND PADDOCK OF 1.5 ACRES
- RECEPTION HALL, LOUNGE, DINING ROOM, HOME OFFICE/STUDY
- SHOWER ROOM AND LARGE UTILITY/BOOT ROOM
- DRIVEWAY WITH IMPRESSIVE AMOUNT OF PARKING AND HARDSTANDING
- VIEWING RECOMMENDED
- LARGE DETACHED HOUSE WITH SCOPE FOR EXTENSION (stpp).
- REFITTED KITCHEN WITH WALK IN PANTRY
- 3 GENEROUS DOUBLE BEDROOMS AND RE-FITTED BATHROOM
- DOUBLE GARAGE AND LOVELY SUMMERHOUSE
- EPC RATING E



*** STUNNING RURAL VIEWS AND SET IN 1.5 ACRES ***

An excellent opportunity to purchase this mature detached house, set in a fabulous plot and which offers great scope for extension (subject to planning) and is perfect for those looking for a potential work from home, pony paddock or just require space with lovely countryside views.

Set in the heart of this small village, close to popular market Towns of Wem and Whitchurch each of which boasts Railway stations with links to Shrewsbury, Crewe and London and a short drive from the village of Prees which has good amenities including general store/post office, primary school, popular cricket club/village hall and railway station.

The accommodation briefly comprises Reception Hall, Lounge with log burner, Study/Home Office, Dining Room with feature chimney breast and log burner, attractively fitted Kitchen/Breakfast Room with walk in Pantry, large Utility/Boot Room and ground floor Shower Room. On the First Floor are 3 generous sized Bedrooms and re-fitted family Bathroom.

The property has the benefit of central heating, double glazing, driveway with ample space for numerous vehicles, large double Garage, Summerhouse and is set in gardens and paddock of just under 1.5 acres which are bordered by open farmland with un-interrupted views over adjoining countryside.

Viewing recommended.

Property details

LOCATION

The property is located in the heart of Prees Green which is located just over 3 miles from the nearby village of Prees, 4 miles from Wem and just under 7 miles from Whitchurch. Bordering onto the most wonderful open countryside with stunning views and being a stone's throw from the popular Maynards Farm Shop and a short drive from the amenities of Prees.

Directions. When approaching from Shrewsbury on the A49 you will find Parkside just beyond Maynards Farm Shop indicated by our board.

RECEPTION HALL

Large covered Entrance Portico which is perfect for outdoor entertaining. Door opening to Reception Hall with useful under stairs storage recess, radiator.

LOUNGE

With bow window overlooking the front, chimney breast housing log burner, media point and surround sound system set up for home movie system, radiator.

HOME OFFICE/STUDY

A useful versatile room with windows to the rear elevation, radiator.

DINING ROOM

A generous sized room having windows to the front and side. Feature chimney breast housing cast iron log burner with tiled hearth and inset, media point, radiator.

KITCHEN/BREAKFAST ROOM

Attractively fitted with range of soft grey fronted shaker style units incorporating deep Belfast style sink with storage beneath, further range of base cupboards and drawers with wooden work surfaces over with deep tiled splashbacks and eye level wall units over. Chimney breast recess with space for range style cooker with tiled splash and additional base units with wine storage and wooden work surface over with breakfast bar overhang. Window overlooking the side, wooden effect floor covering, radiator and door to walk in Pantry with shelving.

UTILITY/BOOT ROOM

A useful area with ample space for appliances, oil central heating boiler, window and door to the garden.

SHOWER ROOM

Attractively fitted with large shower cubicle with direct mixer shower and drench head, wash hand

basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with window to the front and off which lead

BEDROOM 1

A generous sized double room being dual aspect with windows overlooking the front and rear with outlooks across the gardens and open countryside beyond. Excellent range of fitted bedroom furniture, radiator.

BEDROOM 2

Another generous double room with window to the front, built in wardrobes, radiator.

BEDROOM 3

Again a double room with window overlooking the front, fitted wardrobe, radiator.

FAMILY BATHROOM

Newly fitted with suite comprising panelled bath with direct mixer shower unit over with drench head, wash hand basin and WC. Complementary tiled surrounds, heated towel rail. Airing Cupboard and shelving along with window to the rear with lovely aspect over the garden and open countryside beyond.

OUTSIDE

The property is set back from the road being well screened by hedging, specimen trees and fencing and approached via long driveway with provides excellent parking for numerous vehicles and leading to the detached Double Garage with up and over doors, power and lighting.

The Gardens and Paddock are a particular feature of the property and extend in total to approximately 1.5 acres. The Gardens lie to the front and rear and laid mainly to lawn with established flower, shrub and herbaceous beds and being bordered by open countryside with fabulous un-interrupted views. To the side a gate gives access to the Paddock area which again is bordered by farm and woodland.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

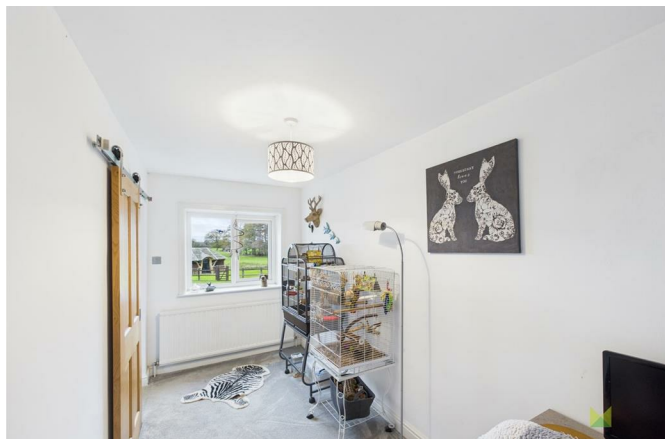
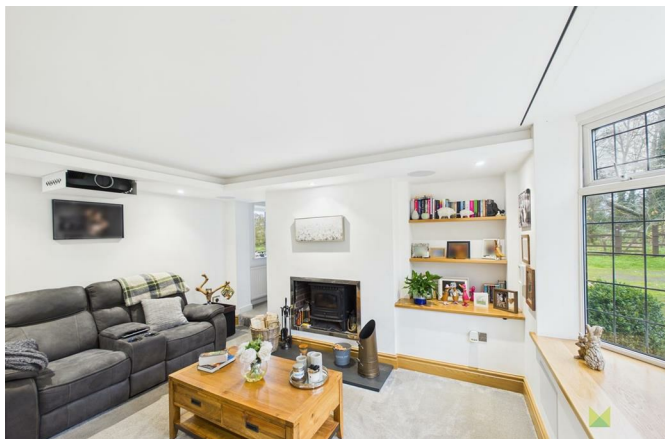
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

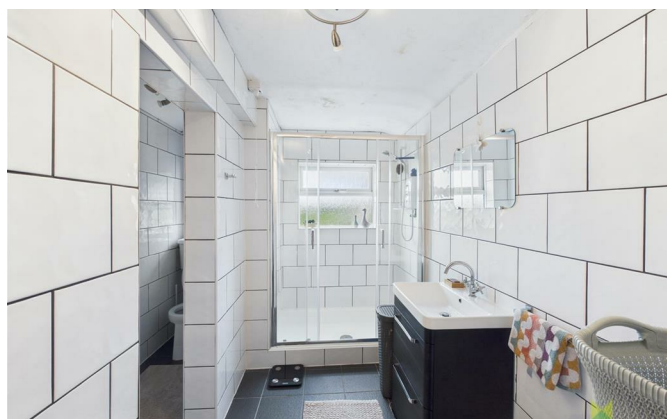
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



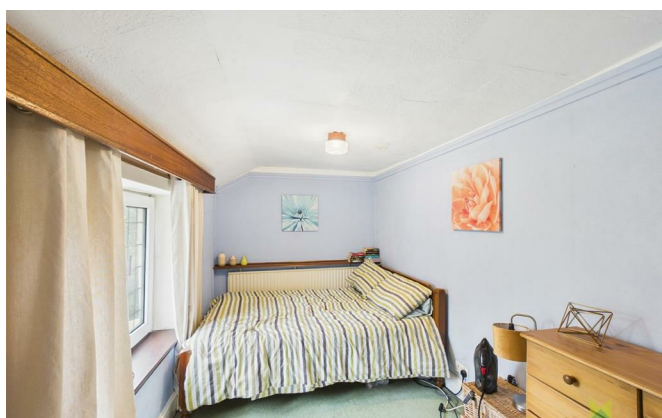


MONKS



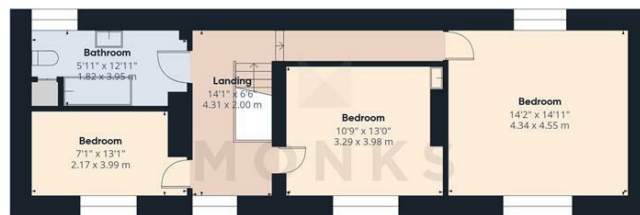
Parkside , Prees Green, Whitchurch, SY13 2BN.

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Approximate total area[®]
1543 ft²
143.4 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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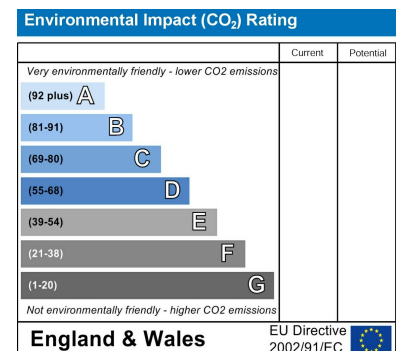
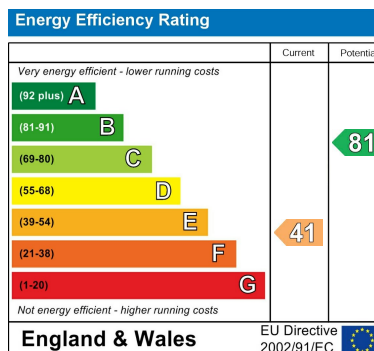
Wem office

13A High Street, Wem,
Shropshire, SY4 5AA

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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