

STEPHENSON BROWNE

Golf House Lane, Prees Heath, Whitchurch, Shropshire

SY13 3JU

3 | 1 | 2 | D

Offers Over £225,000

DESCRIPTION

Tucked away within the peaceful semi-rural hamlet of Prees Heath, this charming three-bedroom semi-detached cottage offering character, generous gardens and a wonderfully homely cottage feel. Set back from the road, the property enjoys a secluded position whilst remaining conveniently located for access to nearby amenities and excellent transport links.

The accommodation is both practical and versatile, comprising a welcoming entrance hall, a spacious living room ideal for relaxing and entertaining, a breakfast kitchen which forms the heart of the home, and an adjoining sitting room/utility area that could be utilised as a snug, home office, playroom or hobby space to suit individual needs.

To the first floor are three well-proportioned double bedrooms along with a modern family bathroom fitted with both bath and shower facilities. Throughout, the property offers comfortable living space with scope for purchasers to modernise and personalise to their own taste.

Externally, the cottage truly comes into its own. A generous driveway provides ample off-road parking for several vehicles, whilst the substantial gardens to the front and rear offer an abundance of outdoor space.

Although the gardens would benefit from some improvement and landscaping, they offer fantastic potential for keen gardeners, families and those looking to create their ideal outdoor environment. Whether you envision vegetable plots, entertaining areas, children's play space or simply a beautiful cottage garden, the possibilities are plentiful.

The location is equally desirable. Surrounded by beautiful Shropshire countryside, Prees Heath offers a peaceful rural lifestyle whilst being just a short drive from the popular market town of Whitchurch, where a variety of shops, cafés, restaurants and everyday amenities can be found. The property is also













conveniently positioned close to Alderford Lake, a popular destination for outdoor activities and countryside walks.













ROOM DESCRIPTIONS

Ground Floor

Entrance Hall
8'11" x 5'3"

Living/Dining Room
19'9" x 13'4"

Kitchen
8'11" x 14'11"

Snug/Utility Room
9'1" x 11'5"

First Floor

Bedroom One
13'4" x 10'11"

Bedroom Two
11'1" x 9'2"

Bedroom Three
9'2" x 10'3"

Bathroom
8'11" x 6'8"

Stephenson Browne AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.













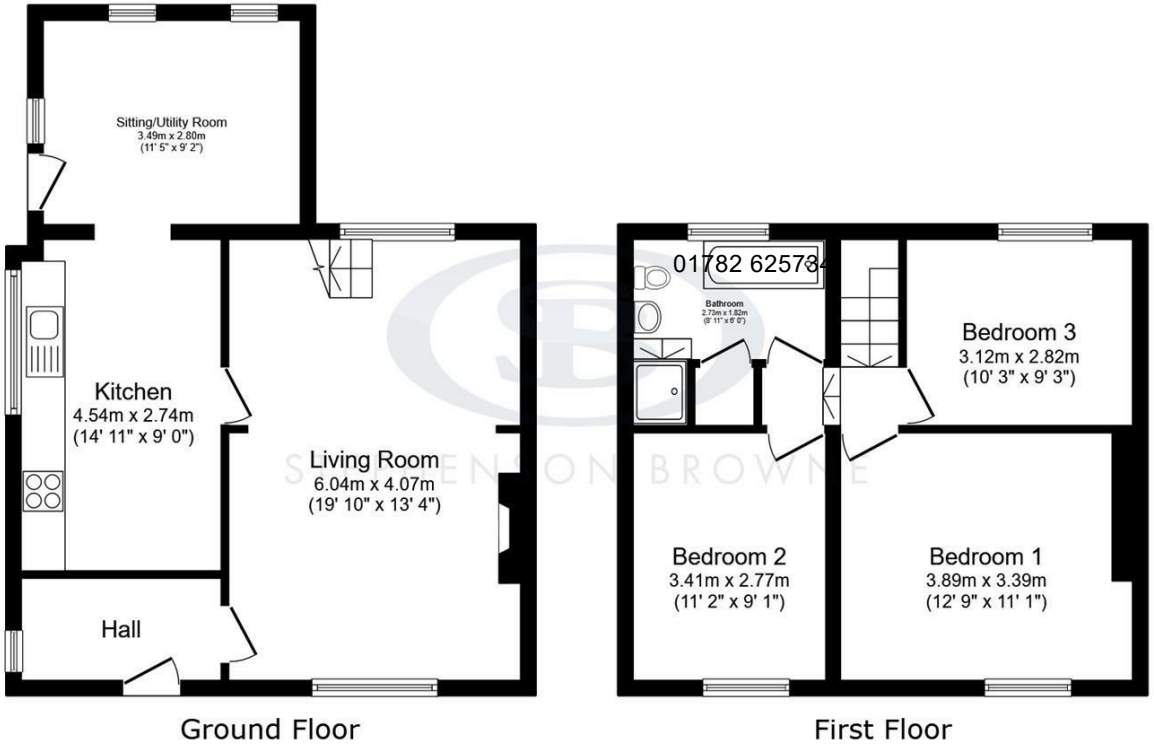






Floorplans

Golf House Lane, Whitchurch



Total floor area: 93.1 sq.m. (1,002 sq.ft.)

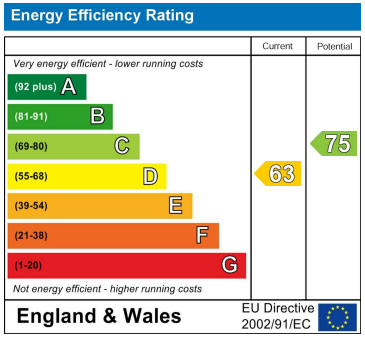
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

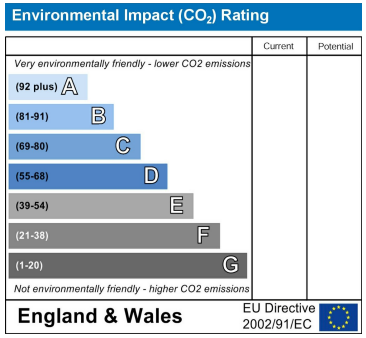
STEPHENSON BROWNE

Area Map



EPC Rating





Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64