



Helping *you* move



## 2 Heathcote, Stoke Heath, TF9 2LA

Set in a lovely rural location between the villages of Stoke Heath and Wistanswick, this is a lovely Three Bedroom traditional Semi-Detached property with a really good-size Garden and is offered to the market with No Upward Chain.

Offers In Region Of  
**£225,000**



## Overview

- Traditional Semi-Detached House
- Large Garden, Semi-Rural Location
- Lounge with Log Burner
- Kitchen, Ground Floor Bathroom
- Three Bedrooms
- Rear Garden with Patio & Large Shed
- Driveway Parking for 3-4 Cars
- Far Reaching Countryside Views to Front
- Council Tax Band – B
- EPC Rating - TBC



## Brief Description

To the ground floor is the Entrance Hall, a spacious Lounge with a window overlooking the front garden and a solid fuel burner. The Kitchen is a light and bright space, with a good range of units and plumbing for your washing machine. The inner Hallway has a door to the rear Garden and leads on to the Bathroom. To the first floor are the three Bedrooms.

The outside space is a real selling point for this property. To the front of the property are far-reaching countryside views, and a long front Garden with a gated Driveway which will give you space to park 3-4 vehicles - and to the rear is a good size enclosed Garden with patio area and garden shed. The property does need a little TLC, but has the space and potential to be a very special home.

## Location

The Village of Wistanswick has a Pub and Village Hall and the closest shop is a mini Waitrose at Tern Hill Service Station, and in the village of Hinstock is a Post Office/General Store where there is also a Primary School – with the closest Primary School being in walking distance in Stoke Heath.

The closest town is Market Drayton for supermarkets, sports facilities, Doctor surgery and the High School. With easy access to the A41 and A53, the wider range of shops and facilities available in Shrewsbury, Telford, Whitchurch and Newport are within a 20-35 minute drive.





# Your Local Property Experts

## 01630 653641



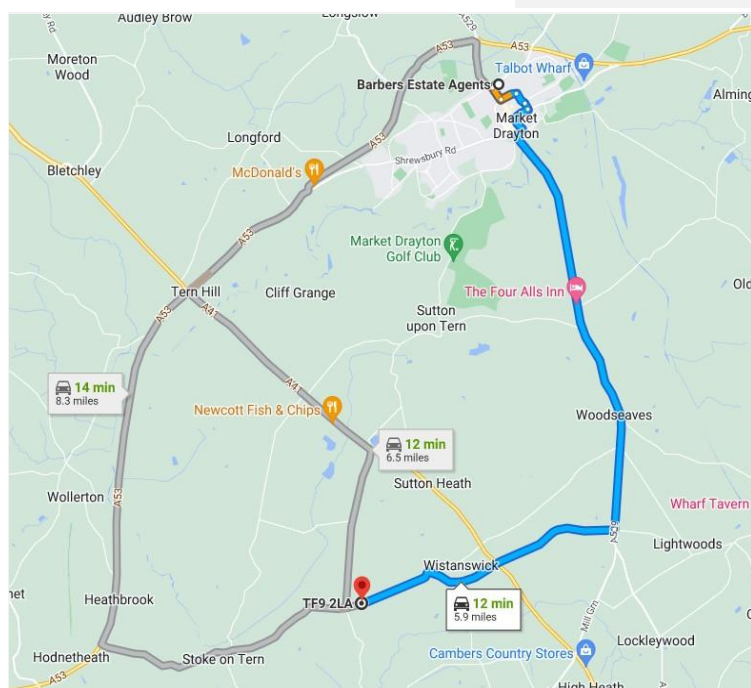
### Useful Information

**TO VIEW THIS PROPERTY:** Please contact us on 01630 653641 or Email : [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that mains water, drainage and electricity with oil central heating are available. Barbers 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 the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

**LOCAL AUTHORITY:** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

**FOR MORE INFORMATION:** Go to: [www.barbers-online.co.uk](http://www.barbers-online.co.uk)



**DIRECTIONS:** From Market Drayton take the A53 towards Shrewsbury and at Tem Hill roundabout turn left on A41. After 1.8 miles turn right on Rose Hill Road. At the cross roads by the Primary School turn left and the property is approximately 300 yards on your left and can be identified by our For Sale sign.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**AML REGULATIONS:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



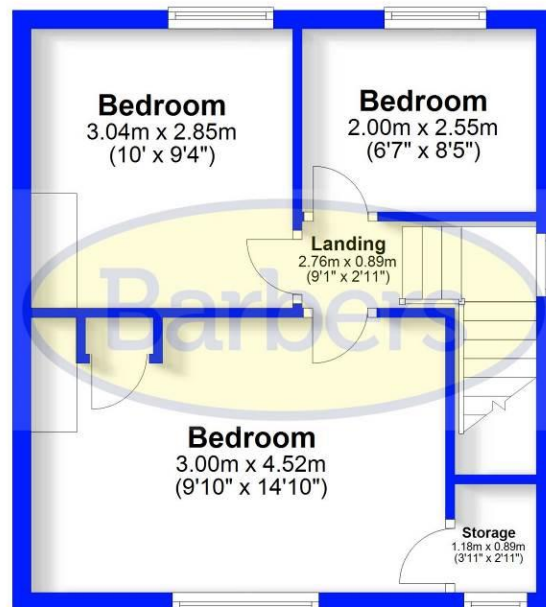
## Ground Floor

Approx. 35.1 sq. metres (378.3 sq. feet)



## First Floor

Approx. 33.8 sq. metres (364.1 sq. feet)



Total area: approx. 69.0 sq. metres (742.5 sq. feet)

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.



## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01630 653641

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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