



Helping *you* move



## Laurel Bank, Eaton-on-Tern, TF9 2BX

Laurel Bank is a nicely presented Five Bedroom Detached Bungalow in a pretty village location, set in gorgeous Gardens that wrap around the property and with Garaging for three cars.

**£595,000**

**Region**

## Overview

- Five Bedroom Detached Bungalow
- Nicely Presented, Village Location
- Entrance Hall, Lounge/Dining Room
- Breakfast Kitchen, Sun Room
- Principal Bedroom with En Suite
- Bedroom Two with Fully Accessible Wet Room
- Three Further Bedrooms, Family Bathroom
- Mature Gardens, Water Feature, Greenhouse
- Council Tax Band – E
- EPC Rating - E



## Brief Description

The accommodation is set around a L-Shaped Hallway which also has access to the part-boarded loft, airing cupboard and coats cupboard. The spacious Living Accommodation includes a large Lounge Dining Room with French doors to the Garden, Breakfast Kitchen and the Garden Room. Bedroom One has a Dressing Area and an En Suite, Bedroom Two has double doors leading to a fully accessible Wet Room. There are three further Bedrooms and the Family Bathroom.

The extensive Garden wraps around the bungalow with a pergola, mature beds, paved pathways, a water feature and three seating areas and a green house. Parking-wise you couldn't ask for more! There's a double and single garage, both with electric roller doors, light and power - and ample turning space for additional vehicles.

## Location

Situated in the sought after village of Eaton Upon Tern - an idyllic rural location with the market towns of Newport, Market Drayton and Wellington all within approximately 8 miles.

More comprehensive shopping, leisure and employment facilities offered by Telford and Shrewsbury, and the property is just 3 miles from the A41 providing easy access to the West Midlands road network In particular the M6 to the North and the M54 to the South.



# Your Local Property Experts

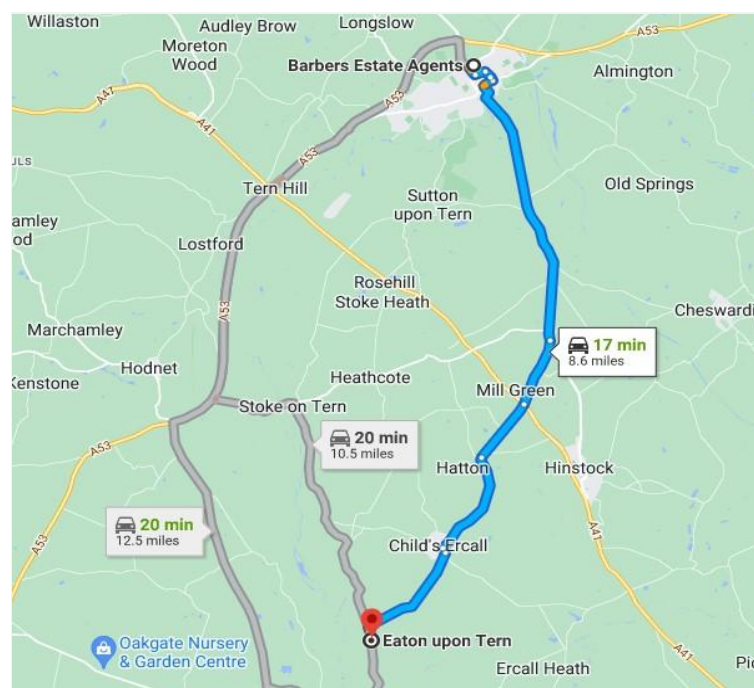
## 01630 653641



### Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or email the team at: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

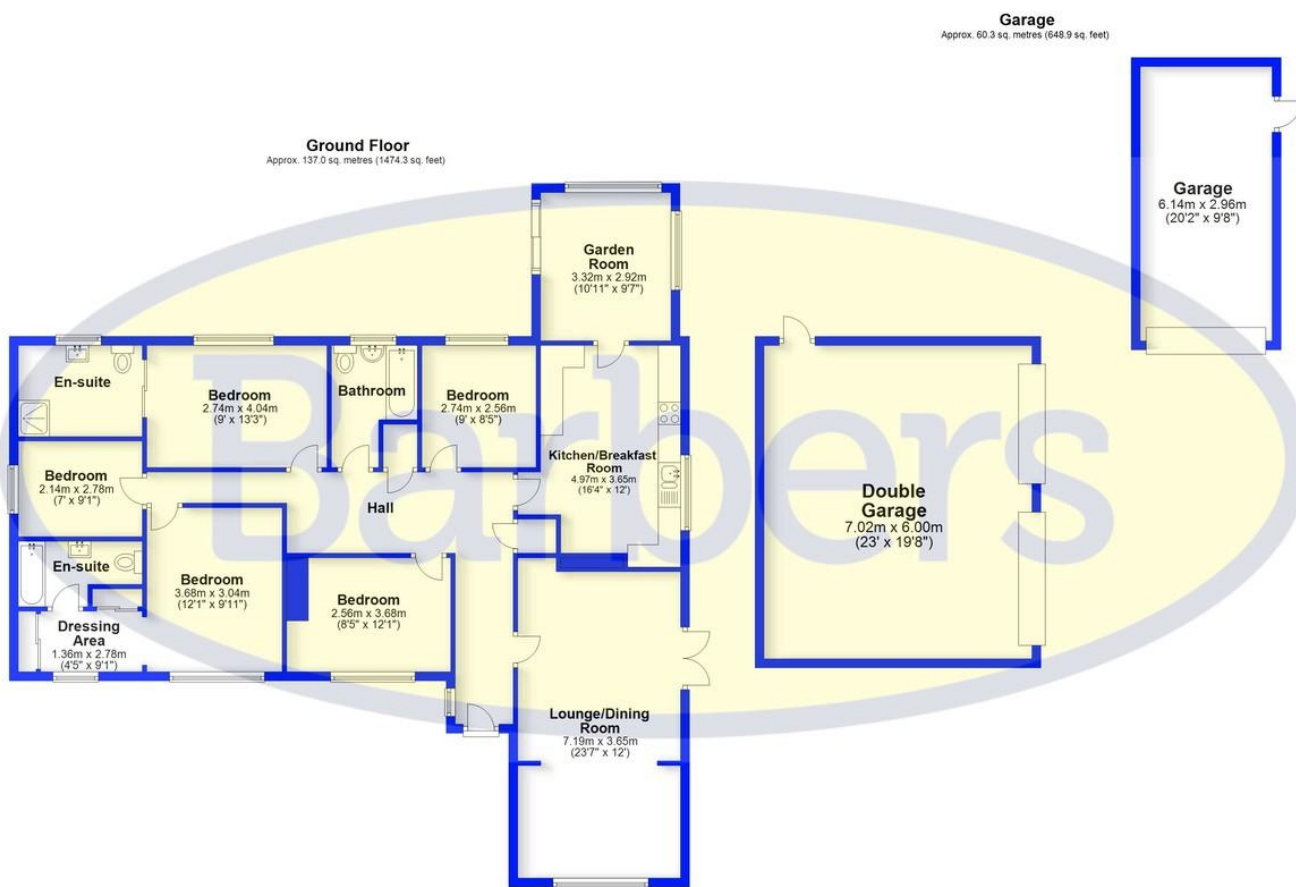
**SERVICES:** We are advised that mains electricity is available. Water is from a bore hole on the property shared with next door. Drainage is to a septic tank. Heating is through the oil-fired Rayburn in the Kitchen. Hot water is from the Rayburn or from an immersion heater. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.



**DIRECTIONS:** From Market Drayton take the A529 Hinstock Road. After 3.5 miles turn right on Mill Green. At the crossroads with the A41 go straight over on to Hatton Road. In Childs Ercall turn left on Village (Newport) Road and first right on Eaton Road. After 1.5 miles turn left just after Mill Lane - the property will be 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.



Total area: approx. 197.2 sq. metres (2123.1 sq. feet)

Plan produced by 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.

**BARBERS ESTATE AGENT: Tower House, Maer Lane,  
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