



Helping *you* move



## 16 Adderley Hall Barns, Adderley, TF9 3TE

A smart, Three Bedroom Barn in a Courtyard Development with a super Family Kitchen, large Garden with wonderful countryside views - and set in approximately seven acres of gorgeous communal Gardens and Grounds. Offered to the market with No Upward Chain.

Offers In Region Of  
**£390,000**

# 16 Adderley Hall Barns, Adderley, Market Drayton, Shropshire, TF9 3TE

Helping *you* move

## Overview

- Three Bedroom Barn in Courtyard Development
- No Upward Chain
- Entrance Hall, Cloaks/WC & Utility
- Very Smart Dining Kitchen with Central Island
- Light and Spacious Lounge with Bi-Folding Doors
- En Suite and Bathroom
- Patio Area, Raised Beds, Double Garage, Parking
- Council Tax Band – D
- EPC Rating - B



## Brief Description

The front door opens into a large Entrance Hall, off which is the Cloaks/WC and stairs to the first floor. The Lounge has bi-folding doors overlooking the garden and the Dining Kitchen has a central island with a range Cooker and French doors out to the Garden. Off the Kitchen is the Utility. To the first floor Landing is the Bedroom One with En Suite Shower Room, two further Bedrooms – a small Double with built-in wardrobes and a Single - and the Family Bathroom.

Externally, this property is in a very special location. It has a very large Garden with superb views, a Patio area, raised beds and a large shed. You have a large Double Garage in the main block, with two additional parking places in front of your Garage doors.

## Location

Adderley is a rural village between Market Drayton and Audlem. The village itself has a well-regarded Primary School, Church and Village Hall with Bowling Green. The closest shops are in pretty village of Audlem with a Post Office, Co-Op, Doctors' Surgery, Pharmacy, Primary School, a number of Pubs and Cafes - and a Fish & Chip shop!

More shops, facilities and amenities are available in Market Drayton, Nantwich and Whitchurch - all within a 20-minute drive.



# Your **Local** Property Experts

## 01630 653641



### Useful Information

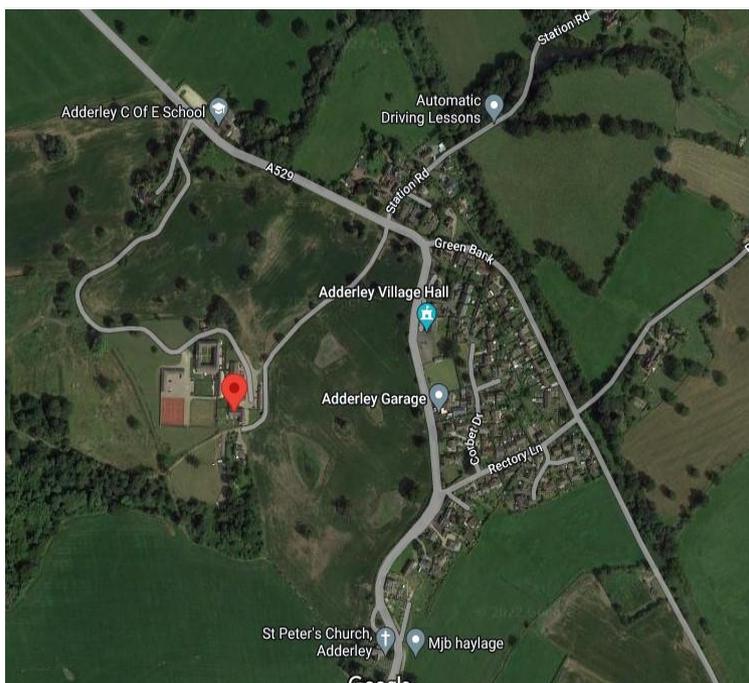
**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or email the team at: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that mains water, drainage, electricity and gas 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 purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

**LOCAL AUTHORITY:** Shropshire County Council, Shrewsbury, 0345 678 9002

**EPC RATING:** B

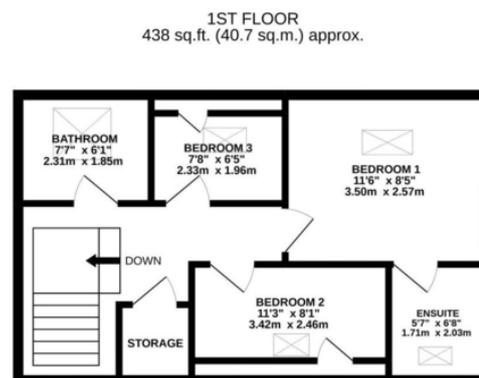
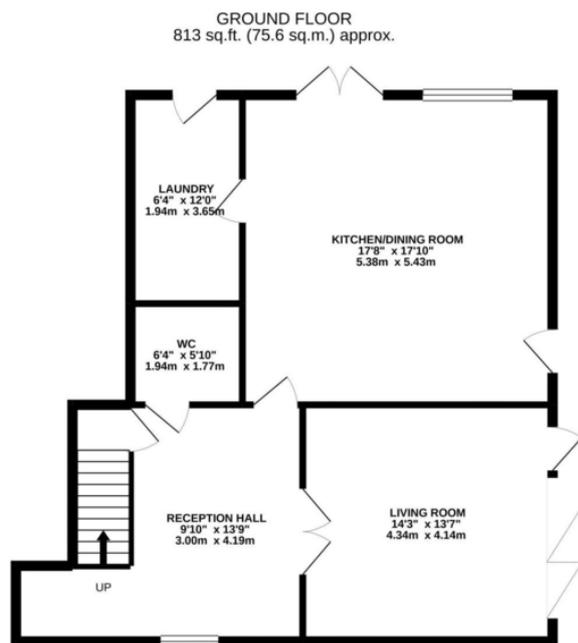
**COUNCIL TAX BAND:** D



**DIRECTIONS:** From Market Drayton take the A529 to Adderley and Nantwich. In Adderley, opposite the Primary School, turn left through the gates to Adderley Hall. Follow the driveway around to the left and follow the long drive around the old stable block and on to the parking area to the rear of the property. The property is in the corner of the courtyard and can be identified by our Barbers arrow.

**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.

**SERVICE CHARGES:** There is an annual Management Fee £840 currently (£70 per month) due to cover the cost of maintenance of the communal areas including the grounds, gardens, driveway and tennis courts.



TOTAL FLOOR AREA: 1251 sq.ft. (116.2 sq.m.) approx.

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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**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.

## 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.

**BARBERS ESTATE AGENTS: Tower House, Maer Lane,  
Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)**



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.