



Helping *you* move



## Apartment 1, Swan Court, Woore, CW3 9SG

Set in the heart of the popular village of Woore is this spacious, beautifully presented Two Bedroom Ground Floor Apartment with Private Gardens and Allocated Parking.

Offers In Region Of  
**£325,000**

## Overview

- Beautifully Presented Two Bedroom Apartment
- Heart of Village Location
- Utility, Cloaks/WC
- Central Hallway with Study Area
- Stunning Dining Kitchen with Integrated Appliances
- Spacious Lounge with French Doors to Rear Patio
- Two Double En Suite Bedrooms
- Attractive, Low Maintenance Outside Space
- Council Tax Band – C
- EPC Rating - E



## Brief Description

The front door opens to an Entrance Lobby and then through to the light and spacious Lounge with French doors to the private Garden. The Inner Hallway has a Study area, there's a Shaker-style Dining Kitchen and Utility, and both Bedrooms are good-size doubles with En Suites and built-in wardrobes – with Bedroom Two currently being used as the Dining Room.

The outside space is another benefit that really sets this apartment apart. You have the terrace area leading to the front door and a small courtyard area accessed from the Kitchen. To the side is a low maintenance Garden with AstroTurf-style lawn area, raised sleeper beds, patio entertaining space and a garden shed – and you have two allocated parking spaces.

## Location

Situated in the popular and attractive village of Woore, which is sat within the Shropshire/Cheshire borders and close to the Staffordshire borders. The property is in walking distance of the primary school, pub, village hall, parish Church, cricket club, tennis club and the village store/Post Office.

Nearby towns of Market Drayton, Nantwich, Crewe and Newcastle-under-Lyme, and M6 junctions 15 & 16 are within an easy commutable distance. Mainline trains are available from Crewe and Stoke-on-Trent.



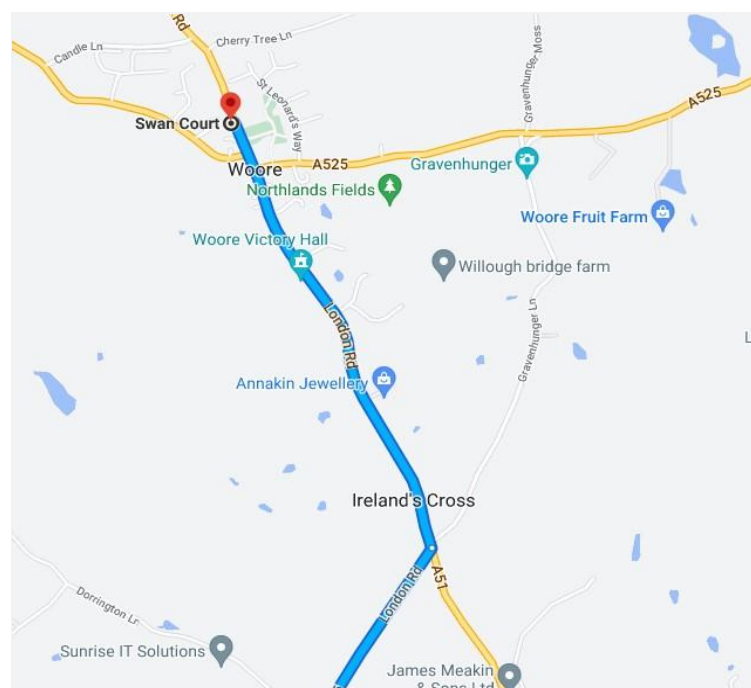
### Useful Information

**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, water and drainage services are available with electric heating. 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 Council, SY2 6ND. Tel: 0345 678 9002

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



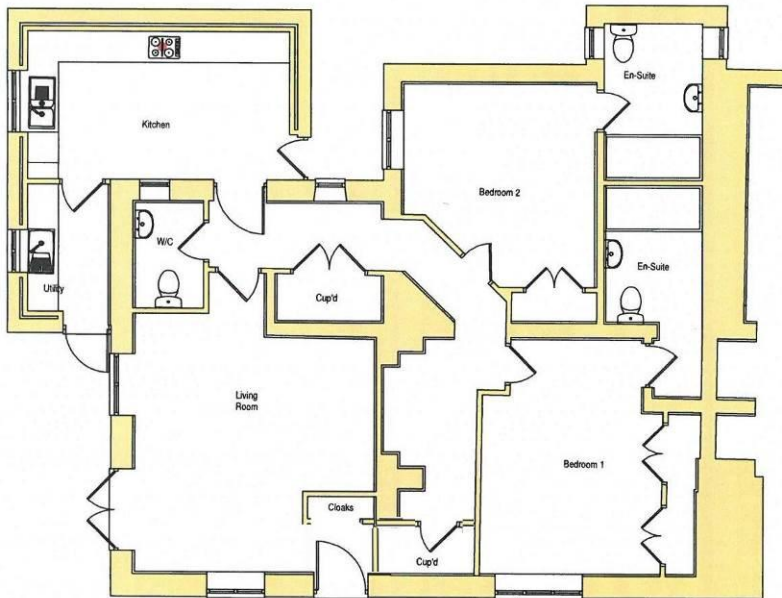
**DIRECTIONS:** Leave Market Drayton on the A53 towards Newcastle under Lyme and turn left on the B5415. At the next two T-junctions turn left towards Woore continuing along London Road passing the Falcon Inn on your left and Coopers Arms on your right. Swan Court is then on your left and you park in one of the allocated parking places to the far-right hand-side of the car park.

**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.

## Flat 1, Ground Floor (Scale 1:100)

Area : 110.74m<sup>2</sup> (1191.99sq.ft.)



Living Room: Width 4665mm Max(15' 3") x Length 5850mm Max(19' 2")  
Area 21.167m<sup>2</sup> (227.839 Ft<sup>2</sup>) Total

Kitchen: Width 5103mm Max(16' 8") x Length 2883mm Max(9' 5")  
Area 14.714m<sup>2</sup> (158.379Ft<sup>2</sup>) Total

Utility Room: Width 1573mm Max(5' 1") x Length 2488mm Max(8' 1")  
Area 3.914m<sup>2</sup> (42.125Ft<sup>2</sup>) Total

Bedroom 1: Width 4321mm Max(14' 2") x Length 4574mm Max(15' 0")  
\*Area 17.095m<sup>2</sup> (184.009Ft<sup>2</sup>) Total

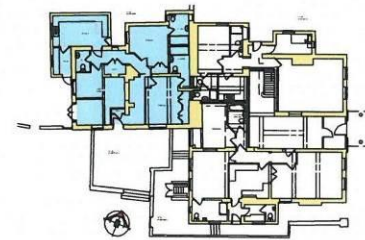
Ensuite: Width 1882mm Max(6' 2") x Length 4126mm Max(13' 6")  
Area 6.313m<sup>2</sup> (67.948Ft<sup>2</sup>) Total

Bedroom 2: Width 3770mm Max(12' 4") x Length 4670mm Max(15' 3")  
\*Area 14.322m<sup>2</sup> (154.16Ft<sup>2</sup>) Total

Ensuite: Width 1922mm Max(6' 3") x Length 3055mm MAX(10' 0")  
Area 5.833m<sup>2</sup> (62.788Ft<sup>2</sup>) Total

\* Bedroom sizes are inclusive of built in wardrobes

## Flat 1, Ground Floor Location (Scale 1:500)



## 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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