



Helping *you* move



The Granary, Poppiefields, TF9 3QY

An Impressive Four Bedroom Semi-Detached Barn Conversion in a lovely rural location yet just a few minutes' drive from Market Drayton Town Centre. This lovely property has an impressive Kitchen/Dining/Family Room, under floor Heating, an Air Source Heating Pump.- and a 0.6 acre Paddock.

Offers In Region Of
£550,000

Overview

- Four Bedroom Semi-Detached Barn
- Beautifully Presented Throughout
- Welcoming Entrance Hall
- Impressive Kitchen/Dining Room
- Lounge, Home Office, Snug
- Master & Guest Bedrooms with En Suites
- Two Further Bedrooms, Bathroom
- Rear Garden, 0.6-acre Paddock, Parking
- Council Tax Band – F
- EPC Rating - D



Brief Description

There's an impressive double height Entrance Hall with oak staircase leading up to the first floor Gallery Landing. To the ground floor is the Home Office, Cloaks/WC, Family Room/Snug, and the Lounge with a feature inglenook fireplace - and then there's the Kitchen... a truly impressive space with WOW! factor in abundance!... and the Utility/Boot Room. The first floor is the Principal Bedroom and an En Suite with a large walk-in shower. The Guest Bedroom also has an En Suite Shower Room and then there are two further Bedrooms and the Family Bathroom.

To the rear of the property is a part-walled, part panelled garden with central lawned area, patio and a log store shed. The 0.6-acre paddock is the first paddock on your right as you turn down the pretty driveway.

Location

Market Drayton is a busy market town with a weekly Wednesday street market whose charter dates back to 1245. The town has a High School, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops and Supermarkets. There's a good range of sports clubs including Squash, Tennis, Cricket and Football.

A wider range of shops and facilities can be found in via the A53 to Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.

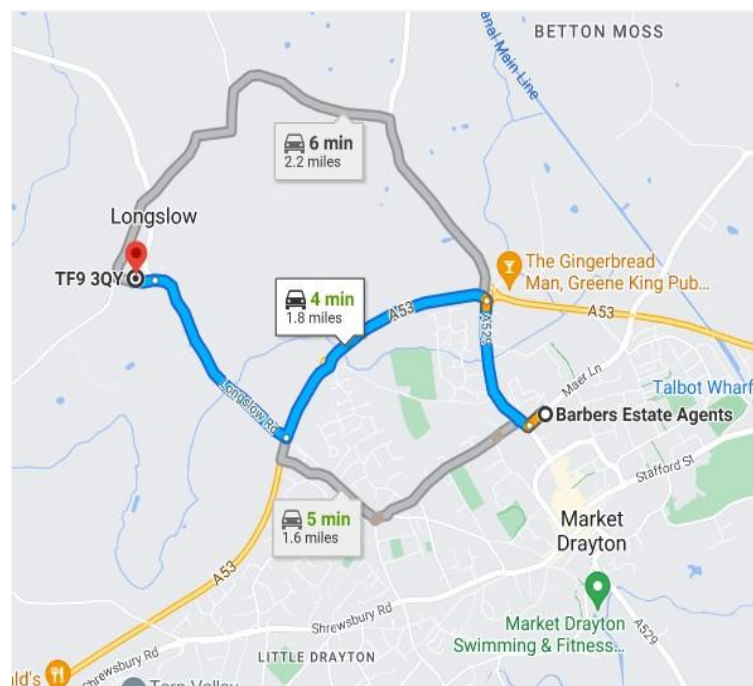


Useful Information

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

SERVICES: We are advised that mains electric and water is available with air source central heating. The drainage is via a septic treatment plant which is shared with the rest of the development. 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



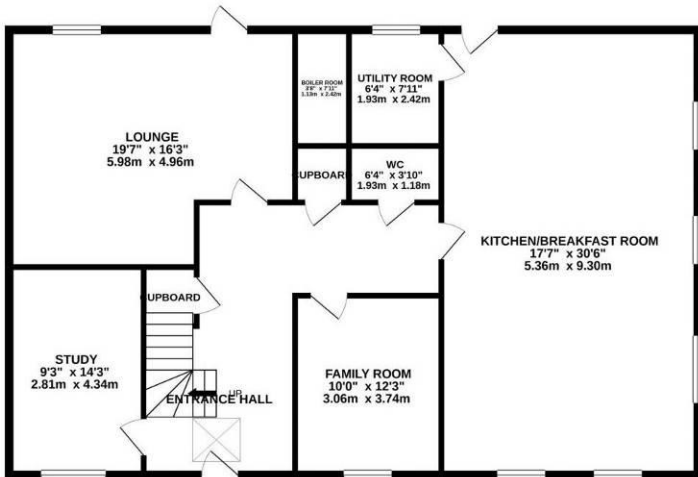
DIRECTIONS: At the Gingerbread roundabout and take the first exit on A53 towards Tem Hill. Straight over the next roundabout and then turn right on Longslow Road - after 0.4 miles turn left along the Poppiefields driveway and follow the drive past the farm house and then turn right into the courtyard, and The Granary will be on your right.

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.

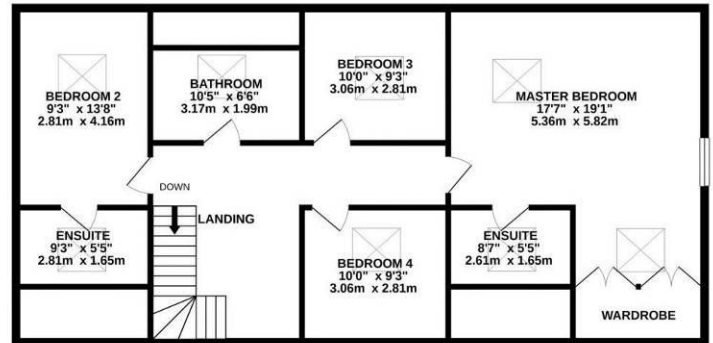
AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



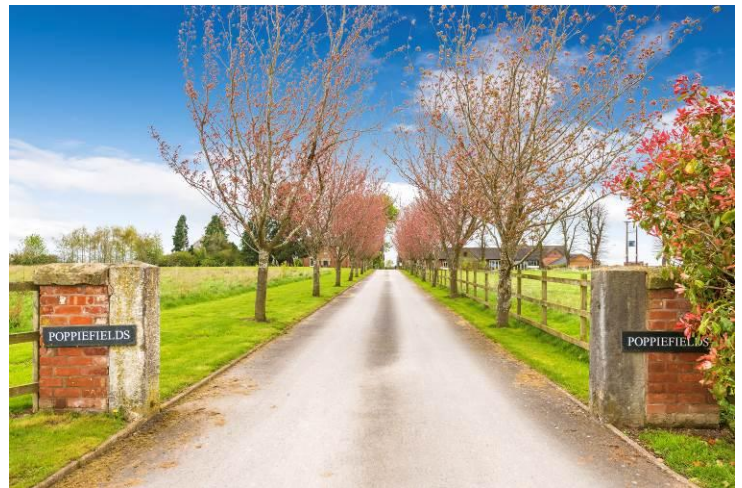
GROUND FLOOR



1ST FLOOR



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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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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