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Mistletoe, 5 Railway Close, Pipe Gate, TF9 4HY

Mistletoe is a spacious Five Bedroom Detached House set on a larger-than-average corner Garden plot, with Two En Suite Bedrooms, Lounge, Dining Room, Garage and a pretty rear Garden - and is offered to the market with No Upward Chain.

Offers in the Region of
£500.000

Overview

- Executive Five Bedroom Detached House with No Upward Chain
- Beautifully Presented Throughout
- Entrance Hall, Cloaks/WC & Home Office, Lounge, Dining Room, Kitchen, Utility
- Two En Suite Bedrooms, Bathroom
- Three Further Good-Size Bedrooms, Family Bathroom
- Landscaped Rear Garden with Patio Areas and Raised Beds
- Council Tax Band – E
- EPC Rating - TBC



Brief Description

The property is beautifully presented with a central Reception Hall, Cloaks/WC, a TV Room/ Snug, Home Office, a generous Lounge with French doors out to the rear Garden, a Dining Room, Kitchen with integrated dish washer, double oven, gas hob with extractor fan over and fridge freezer and the Utility. To the first floor is the Principal Bedroom has a walk-in wardrobe and En Suite with double shower, Guest Bedroom with En Suite, three further good-size Bedrooms and the Bathroom.

The feeling of quality and space continues on to into the landscaped rear Garden with mature trees and shrubs, a paved patio/decked area that wraps around to the lawn and a hot tub set under a timber framed pergola with wall mounted TV - and a Driveway leading to the Garage.

Location

The rural village of Pipe Gate has a popular Pub/Restaurant and is approximately half a mile from the village of Woore where you'll find a local Store with Post Office, Primary School, tennis club and the cricket club. The larger villages of Audlem and Loggerheads/Ashley both have a small supermarket, Doctors' surgery, pubs and local shops.

Market Drayton which offers a wider variety of amenities including a High School, Medical Centre and Sports Clubs. The larger towns of Nantwich, Crewe, Shrewsbury, Telford and Newcastle-under-Lyme are all in commutable distance of Pipe Gate.



Your **Local** Property Experts

01630 653641

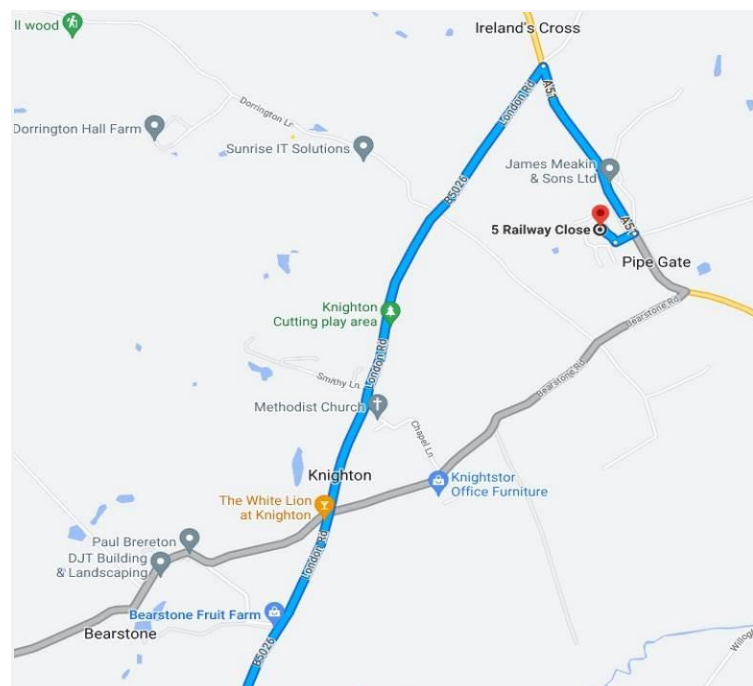


Useful Information

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

SERVICES: We are advised that mains water, drainage and electricity are available with Calor Gas central heating which is provided centrally to all the properties on 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.

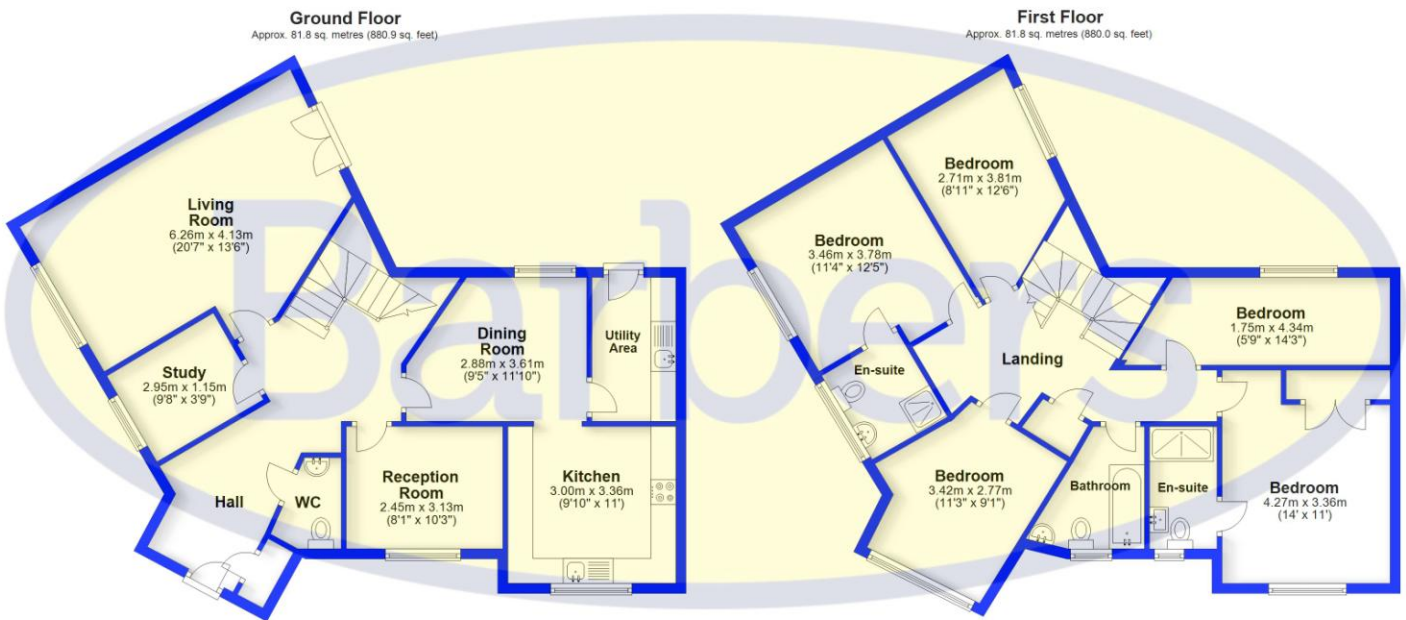
LOCAL AUTHORITY: Shropshire Council
Tel: 0345 678 9002



DIRECTIONS: From Market Drayton take the A53 towards Loggerheads bearing left at Red Bull on the B5415 towards Woore. At the T-Junction go left on B5415 and follow the road through the village of Knighton. At the T-Junction turn right and follow the road into Pipe Gate. Turn right on Phoenix Rise and then second right on Railway Close where the property is on the corner plot to the left of the cul-de-sac.

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



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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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