



Helping *you* move



Wollemi House, Cheswardine, TF9 2RP

Wollemi House is a quintessential Three Bedroom Semi-Detached Country Cottage that's full of character and original features, with a Home Office in the spacious Garden, far-reaching Countryside Views - and the added benefit of being offered to the market with No Upward Chain.

Offers In Region Of
£350,000

Overview

- Three Bedroom Semi-Detached Cottage
- No Upward Chain
- Open Plan Kitchen/Lounge with Inglenook Fireplace
- Dining Room, Shower Room
- Three Double Bedrooms, Good Size Loft Space
- Garage, Garden Office, Garden
- Driveway Parking for 3-4 Cars
- Edge of Village Location
- Council Tax Band – D
- EPC Rating - D



Brief Description

To the Ground Floor, is the Open-Plan Lounge/Kitchen with inglenook fireplace housing a log burning stove leading to a smart, modern Kitchen which has space for a Range cooker, dishwasher and tall fridge/freezer. Off the Lounge is the Dining Room, an inner Hall with a Laundry Cupboard and the Shower Room with walk-in double shower. To the first floor are three Double Bedrooms – one with air conditioning and one with a door leading to stairs up to the Loft area. To the rear of the Property is Porch/Boot Room, large Log Store and the Garage.

Externally, there's a pretty walled front Garden, gravelled driveway giving you parking for 3-4 cars, two seating areas, a raised timber flower bed, brick-built BBQ, raised vegetable beds, lawned area and the fully insulated Garden office.

Location

The property is set on the outskirts of Cheswardine - a village in North Shropshire and provides good local amenities including a Primary School, a Parish Hall, Bowling Green, Playing Fields, Church, Community Village Shop and two pubs - the Red Lion, and the Fox and Hounds - which serve food.

The village is approximately 4 miles from Market Drayton and 7 miles from Newport - both market towns with High Street stores, smaller specialised shops and indoor markets. More comprehensive shopping, leisure and employment facilities can be found in Stoke on Trent, Stafford, Crewe and Telford.



Your Local Property Experts

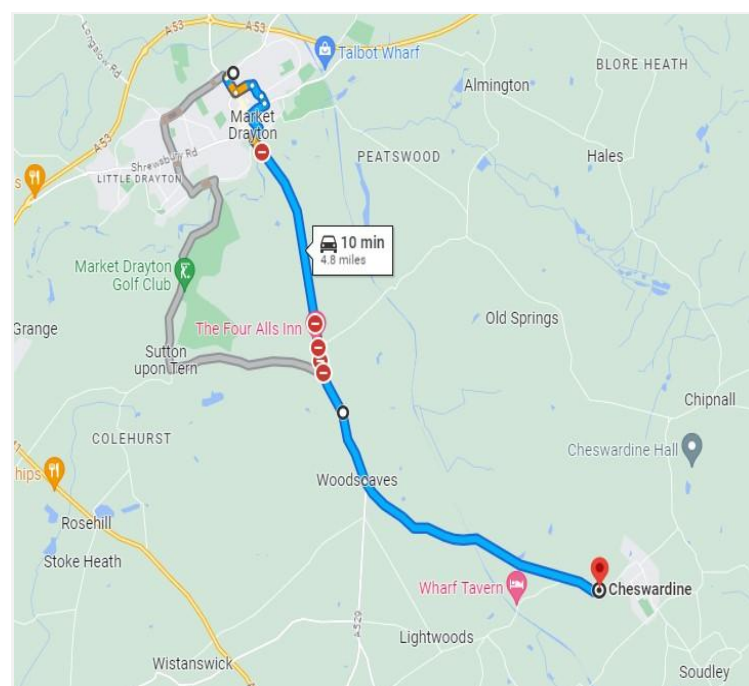
01630 653641



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 and electricity are available, with septic tank drainage. The central heating is powered by either the back boiler to the log burner in the Lounge or the air source heat pump. There is also an air conditioning/heating unit to Bedroom One. 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.



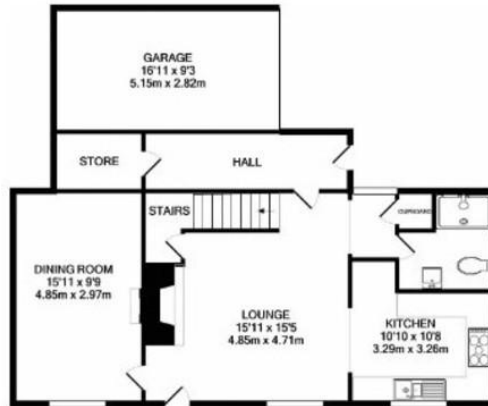
DIRECTIONS: From Market Drayton take the A529 Hinstock Road* and after 2.6 miles bear left on Haywood Lane signposted to Cheswardine. Just before you enter the village, the property is on your left and can be identified by our For Sale sign.

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.

Floor Plan

Not to Scale - Please use as a guideline only



GROUND FLOOR
APPROX. FLOOR
AREA 826 SQ.FT.
(76.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 350 SQ.FT.
(32.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1376 SQ.FT. (127.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for Barbers' purposes only and should be used as such by any prospective purchaser. The various systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with iArchitect 6/20/22



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 AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
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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.