



Helping *you* move



## Heath View, Chester Road, Tern Hill, TF9 2JQ

Heath View is a spacious Three Bedroom Detached Bungalow with two large Reception Rooms and a lovely Garden to the rear - and the current owners previously ran a successful Haulage business from the property, so there's extensive enclosed Off-Road Parking and a Workshop to the front.

Offers in the Region of

**£625.000**

## Overview

- Spacious Three Bedroom Detached Bungalow
- Home Office, Utility, Cloaks W/C
- Kitchen, Dining Room, Spacious Lounge with Multi-Fuel Stove
- Three Double Bedrooms, Bathroom
- Rear Garden with Greenhouse and Vegetable Plot
- Extensive Parking Areas to Front and Side
- Two Small Paddocks
- Council Tax Band – E
- EPC Rating - E



## Brief Description

The spacious accommodation includes the Home Office, Boot Room, Utility with WC., Breakfast Kitchen, Dining Room with Patio Doors to the front Garden and a log burning stove and a generous, light and spacious Lounge with a multi fuel stove set in a feature fireplace. Off the Inner Hallway is the Family Bathroom with corner bath and shower, and three good-size Double Bedrooms.

Externally, there's two small paddocks and a large Parking area with workshop to the front, plus an enclosed Garden with pergola and patio area. There's further parking just beyond the Bungalow - perfect for a motor home and other vehicles - and to the rear of the property is a pretty Cottage Garden with fruit trees, green house and vegetable plot.

## Location

The property is in a rural location close to Tern Hill, with its sports centre petrol station with a very handy Mini Waitrose, and very popular Café. It's 4.5 miles from Market Drayton - a market town with a weekly street market. The Shropshire Union Canal runs through the town and Market Drayton offers you a wide variety of amenities including Schools, Doctors, Dentists, Shops and Supermarkets.

With direct access to the A41, you'll have great road access to Newport, Whitchurch and Shrewsbury - and the wider road and rail network at Stafford and Stoke-on-Trent.



# Your Local Property Experts

## 01630 653641

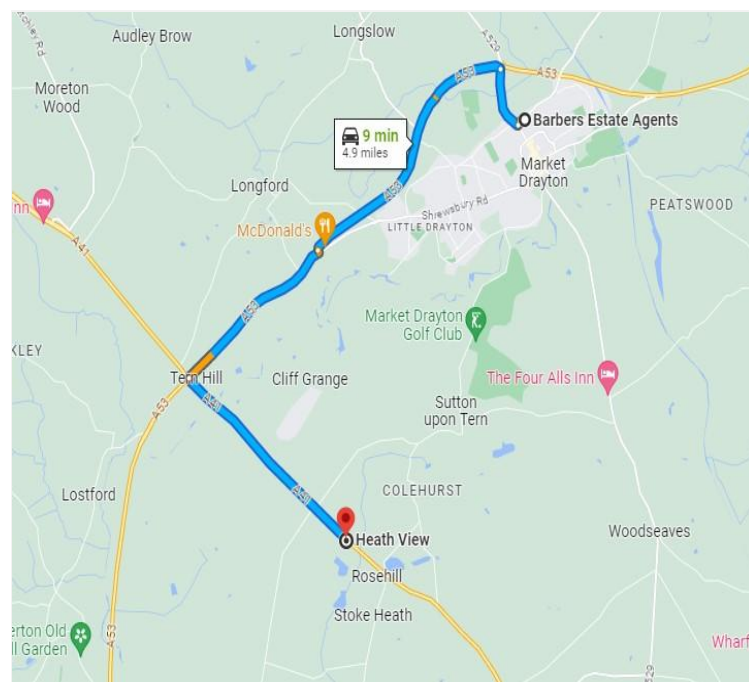


### Useful Information

**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 drainage, water and electricity are available, with oil fired central heating (new boiler in 2022). There is also Calor Gas to the Range cooker in the Kitchen. 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



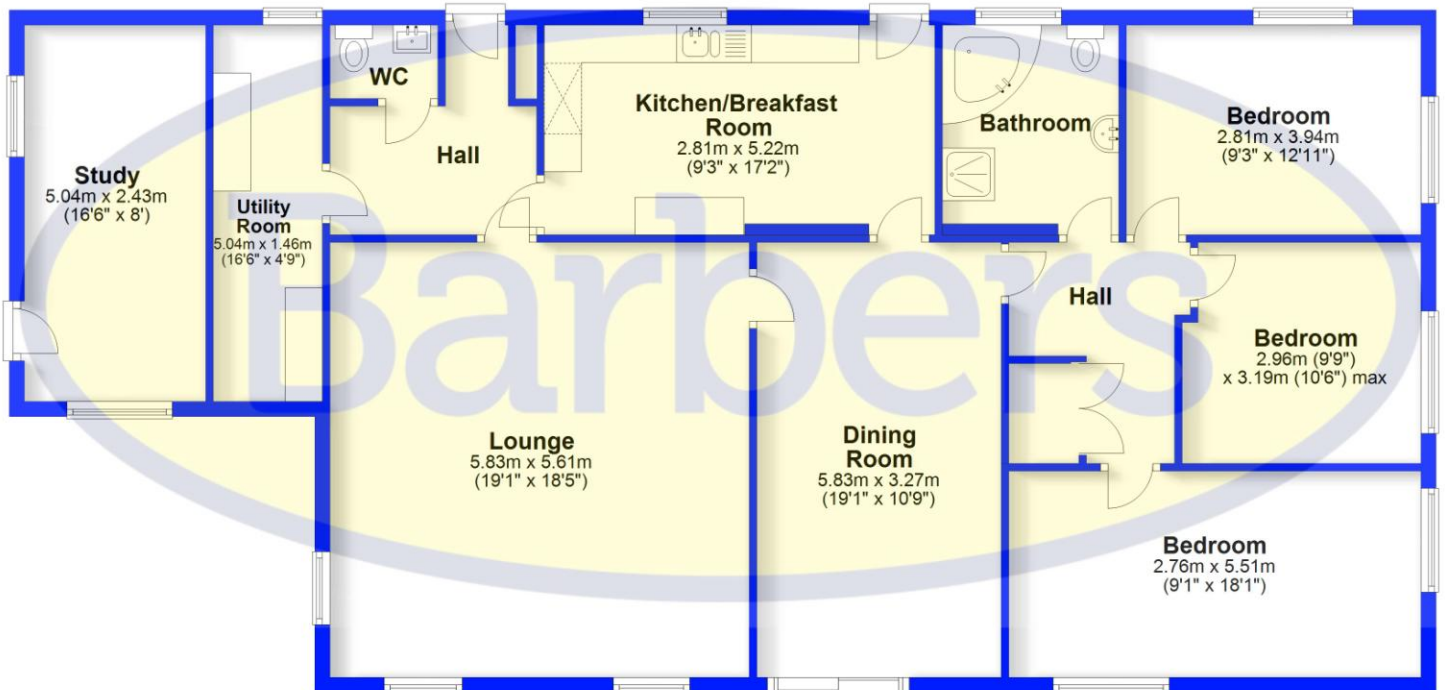
**DIRECTIONS:** From Market Drayton, take the A53 towards Shrewsbury. At the Tern Hill roundabout bear left on the A41. You'll pass the RAF base on your right (helicopter and glider training) and then the property is on your right and can be identified by our For Sale sign.

**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.

## Ground Floor

Approx. 148.0 sq. metres (1593.0 sq. feet)



Total area: approx. 148.0 sq. metres (1593.0 sq. feet)

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



## 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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