



Helping *you* move



## North Lodge, Norton-in-Hales, TF9 4AP

For Sale by the Modern Method of Auction, A Unique Detached Three Bedroom Character Cottage in the much sought-after village of Norton-in-Hales, with an impressive Living Room and large, pretty Mature Garden with Summerhouse and Countryside Views - and offered to the market with No Upward Chain.

**£395,000**  
**Guide Price**

## Overview

- Three Bedroom Detached Character Cottage
- No Upward Chain
- Impressive Split-Level Lounge with Log Burner
- Garden Room, Hallway, Sitting Room, Dining Room, Kitchen, Utility, Cloaks/WC
- Principal Bedroom with Dressing Area & En Suite Shower
- Summer House, Kitchen Garden, Greenhouse
- EPC Rating & Council Tax Band - TBC



## Brief Description

The property has spacious living accommodation including a Sunroom, an impressive split-level Living Room with a bespoke wrought-iron spiral staircase leading up to Bedroom Three. Off the Living Room is the Inner Hallway and the large Sitting Room which would make a large, fourth Bedroom with independent access, the Dining Room, Kitchen, Utility area and the Cloaks/WC. The Principal Bedroom has a Dressing Area and En Suite Shower, Bedroom Two has a vanity unit with a sink, and the family Bathroom has a bath with electric shower over.

Externally, North Lodge has a wide, open frontage and the paved Driveway leads up to the Garage which has an electric roller door, workshop area and eaves storage and a really lovely garden with summerhouse, greenhouse and kitchen garden.

## Location

Norton-in-Hales is a pretty village on the Shropshire/Staffordshire/Cheshire borders, with a well-regarded Primary School, Play Area, Village Hall, Tennis Club, Cricket Pitch, Bowling Green, Church - and popular local Pub Restaurant.

The closest shops and Post Offices are in the villages of Woore or Loggerheads, and the Market Drayton is the main town with a good mix of shops, cafes, supermarkets, sports facilities and High School. A greater range of shops and facilities can be found in Newcastle-under-Lyme, Nantwich, Stoke-on-Trent, and Shrewsbury.



Your **Local** Property Experts  
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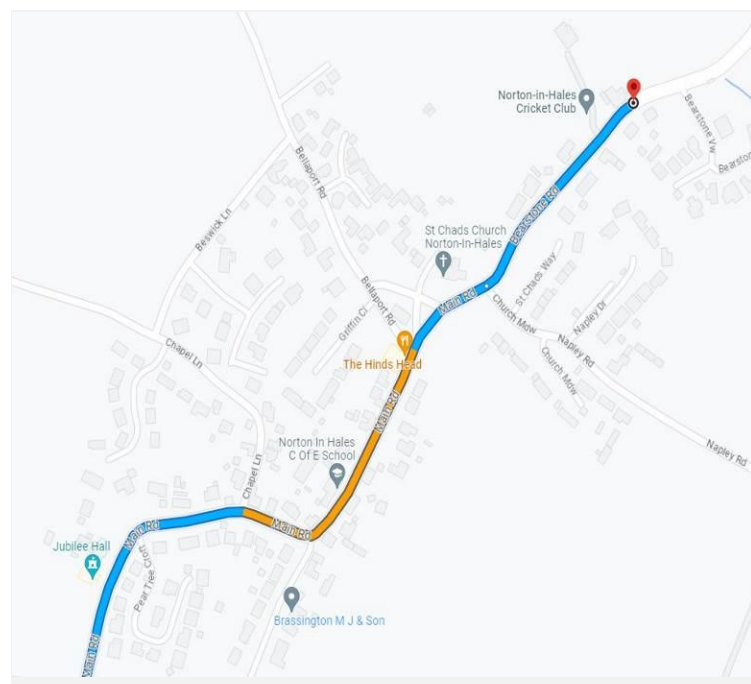
## Useful Information

**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 water, drainage and electricity services are available with oil-fired central 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)



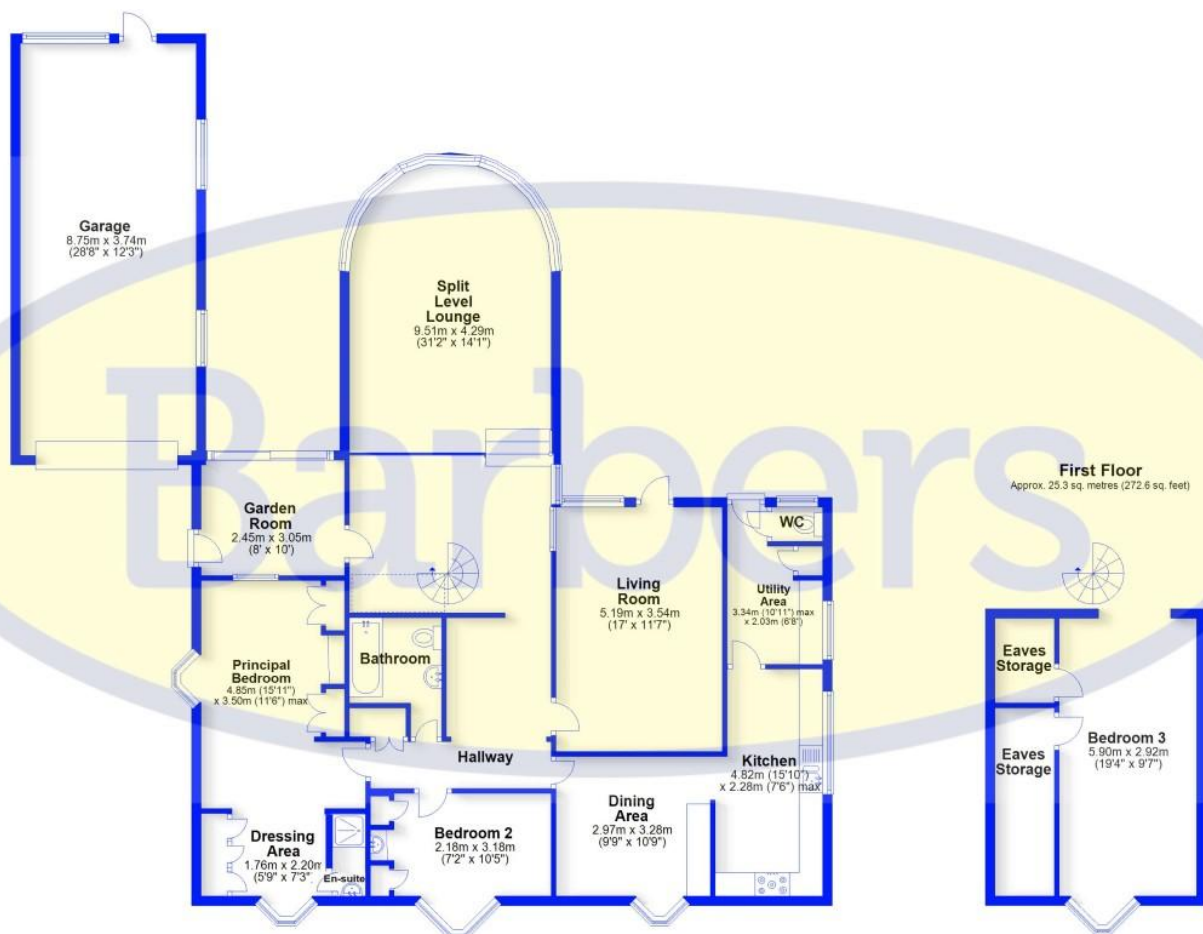
**DIRECTIONS:** From our office on Maer Lane turn right and follow this lane approximately three miles into Norton-in-Hales village, going through the village with the school, Hinds Head pub and Church on your left. Just after the sign for the Recreation Ground, the property is on your left and can be 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.

## Ground Floor

Approx. 175.7 sq. metres (1891.3 sq. feet)



Total area: approx. 201.0 sq. metres (2164.0 sq. feet)

Plan produced by www.firstproperty.com.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.



## 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  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)**



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.