



Helping *you* move



1 The Bungalows, Chipnal , TF9 2RJ

A nicely presented, traditional Three Bedroom Detached Bungalow with Studio Annex, Lounge with Log Burner, Conservatory, large, mature Garden and Parking for several cars - and set in a lovely rural location.

Offers In Region Of
£475,000

Overview

- Three Bedroom Detached Bungalow
- Rural Location, Countryside Walks
- Kitchen, Conservatory, Lounge with Log Burner
- Three Double Bedrooms, Bathroom
- Courtyard Garden, Studio Annex
- Mature Wrap-Around Gardens
- Carport & Driveway Parking for 3-4 Cars
- Council Tax Band – C
- EPC Rating - F



Brief Description

You enter the property through the pretty enclosed Courtyard and to your left is the Annex which has a Utility area, WC and a Studio room with kitchenette that is currently used as a Home Office. Across the Courtyard and a stable door opens to the Kitchen off which is the inner Hall which leads to the Bathroom and the Conservatory. The Lounge is a lovely warm and cosy room with a log burner set in a feature brick fireplace, and a door through the the central Hallway off which are the three Double Bedrooms.

Externally, there's a generous mature Garden with gravelled sitting area, kitchen garden, large shed, and a gravelled driveway that leads to a wide carport so you easily have parking for 3-4 cars.

Location

Chipnal is a rural hamlet located just a few minutes' drive from Cheswardine - a pretty village with 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. The more comprehensive shopping, leisure and employment facilities offered by Stoke on Trent, Stafford and Telford are within commuter distance.



Your **Local** Property Experts
01630 653641

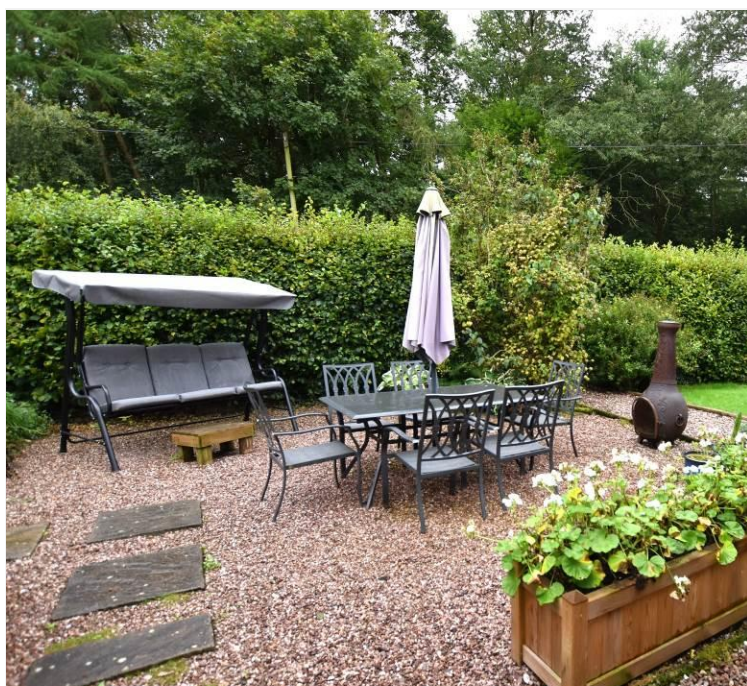


Useful Information

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, oil fired central heating and solar panels (owned by the property),. 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, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



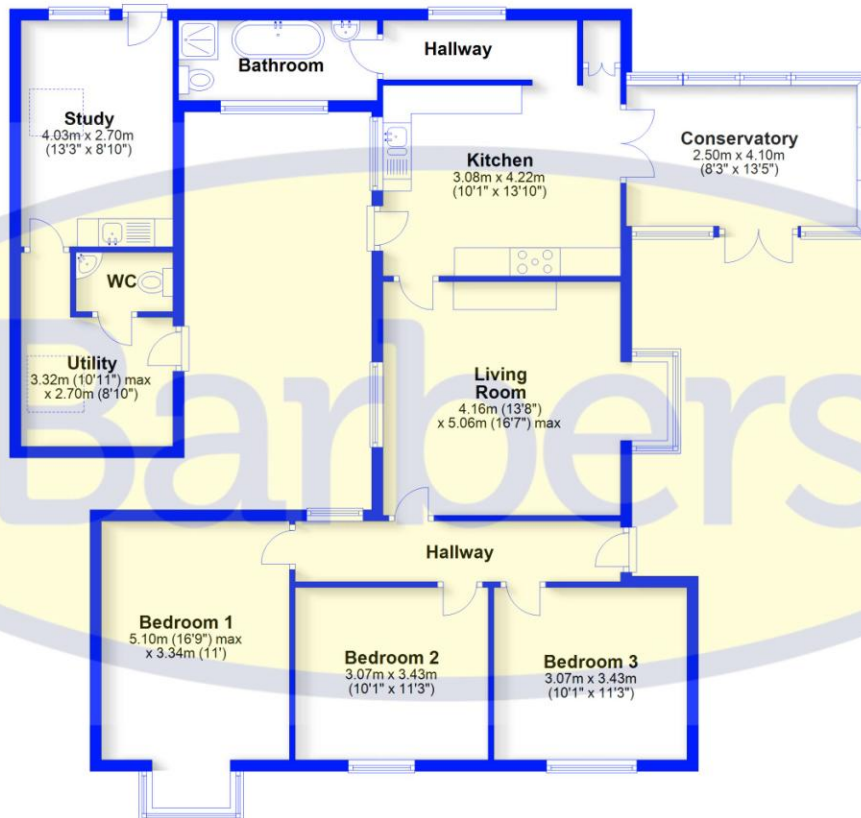
DIRECTIONS: From Market Drayton take the A529 Hinstock Road and after three miles bear left on Haywood Lane and follow this road into Cheswardine, and then turning left after the Church on Church Lane. At the T-junction turn left opposite Cheswardine Hall and then the property is approximately 0.5 miles 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. 117.3 sq. metres (1262.4 sq. feet)



Total area: approx. 117.3 sq. metres (1262.4 sq. feet)

Plan produced by 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.

**BARBERS ESTATE AGENT: Tower House, Maer Lane,
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