



Helping *you* move



1 St Peters Court, Adderley, TF9 3FA

A beautifully presented Five Bedroom Three-Storey Semi-Detached House in the popular village of Adderley - with two En Suite Bedrooms, smart Dining Kitchen, enclosed Rear Garden and Garage.

Offers In Region Of
£365,000

Overview

- Immaculate Five Bedroom Semi Detached House
- Situated on a Superb Development
- Entrance Hallway, Lounge, Cloakroom/wc
- Stunning Dining Kitchen
- Master Bedroom & Guest Bedroom with En-Suites
- Two Further Bedrooms, Study/Fifth Bedroom
- Garage, Landscaped Gardens, Driveway
- Council Tax – B, EPC Rating - E



Brief Description

The Entrance Hall has stairs to the first floor, a useful under-stairs cupboard and door to the Cloakroom/WC and to your left is the smart Dining Kitchen with a range of grey Shaker-style units and central island – and the Lounge is a light and bright room with full width bi-folding doors overlooking the pretty rear Garden. To the first floor is the Guest Bedroom with En Suite Shower Room, Family Bathroom with mains shower over a P-shaped bath, and three further Bedrooms - one of which is currently being used as a Home Office. To the top floor is a delightful Principal Bedroom - with an En-Suite Shower Room with large walk-in shower.

Externally, the house has a lawned front garden, a pretty, low-maintenance enclosed Garden with Indian paved patio area and a gate opens to the block-paved Driveway and detached single Garage giving you parking for 3-4 cars.

Location

Adderley is a rural village on the border of Shropshire and Cheshire, between Market Drayton and Audlem. The village itself has a well-regarded Primary School and a Village Hall. Audlem offers you more facilities including a Post Office, Primary School, Co-op, Health Centre, Cafes, Pubs, Butchers, Chemist and even a Fish & Chip shop! The Shropshire Union Canal also runs through Audlem and the Village Hall is a great hub for social activities.

Market Drayton, Whitchurch and Nantwich offer you more facilities and amenities.



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 services are available, with air source heat pump. 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

FOR MORE INFORMATION: Go to: www.barbers-online.co.uk

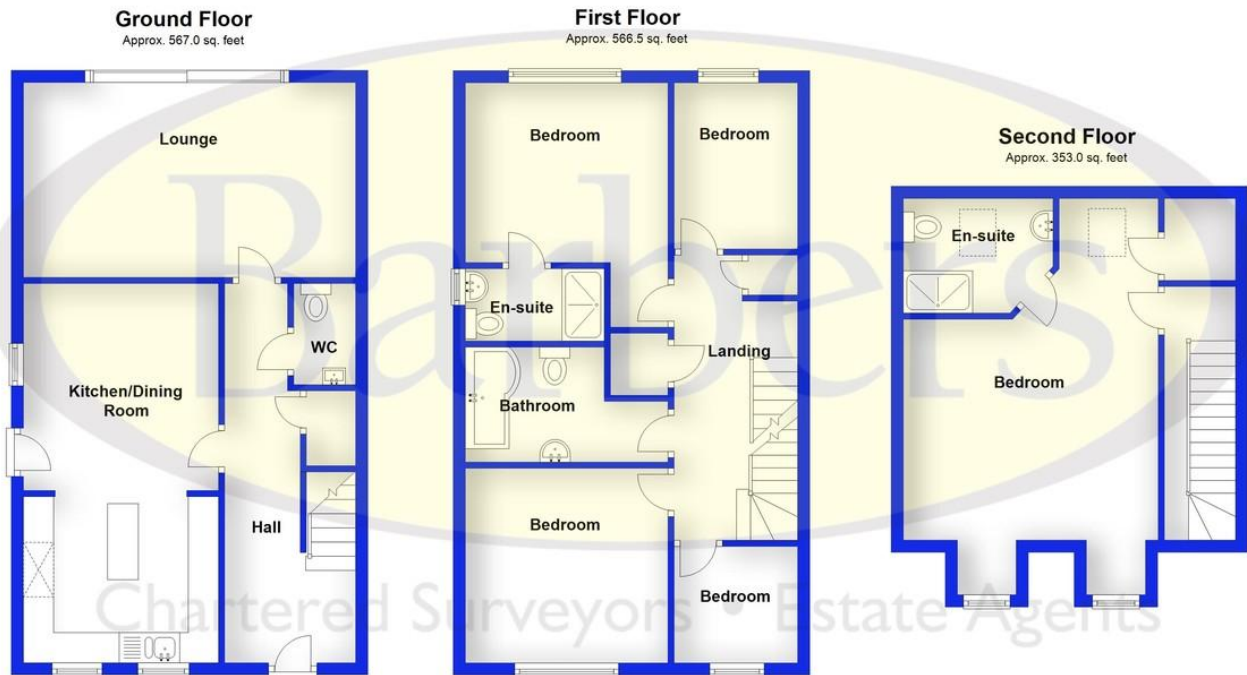


DIRECTIONS: Leave Market Drayton on the A529 for Audlem and proceed into the village of Adderley where the development will be found on the right-hand side, just passed the Village Hall, and can be identified by our For Sale board.

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.

TENURE: We are advised that the property is Freehold. This will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.



Total area: approx. 1486.5 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only 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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