



Helping *you* move



## 68 Riverside Drive, Tern Hill, TF9 3QG

A Spacious Three Bedroom Semi-Detached House with Open Plan Kitchen/Dining Room, Lounge, Conservatory – and the added benefit of being Offered to the Market with No Upward Chain.

Offers In Region Of  
**£170,000**

## Overview

- Spacious Semi-Detached House
- Offered With No Upward Chain
- Lounge, Conservatory
- Kitchen open to the Dining Room, Side Porch, Cloaks/WC
- Three Bedrooms, Shower Room, Allocated Parking
- Courtyard Gardens to Front and Rear, Timber Deck
- Semi-Rural Outlook
- Energy Rating D-58
- Council Tax Band - B



To the Ground Floor is the Entrance Hallway, a spacious Lounge, Conservatory, separate Dining Room with an archway leading through to the Kitchen which has a good range of white units, space for your washing machine, dishwasher, oven, hob and tall fridge/freezer, Cloakroom/WC and a covered side Porch that provides access to both the front and the rear Courtyard Gardens. Onto the first floor off the Landing area there are two Double and one Single Bedrooms and a Shower Room with a sink set on a vanity unit with storage below and WC.

Externally, there is a pathway leading to the entrance door and shrub borders to the front. The rear Garden offers a raised decking area and a low maintenance gravelled garden, and there is also allocated parking plus additional parking on the green.

## Location

Situated within an established residential area in Tern Hill, which has a local Convenience Store, Petrol Station with mini Waitrose, a Sports Centre along with the Army Barracks, and RAF helicopter base - plus there's a Primary School just over a mile away.

Market Drayton is within 5 miles and offers a more comprehensive range of amenities including schools, specialist and high street shops, supermarkets, restaurants and health and leisure facilities.



# Your Local Property Experts

## 01630 653641

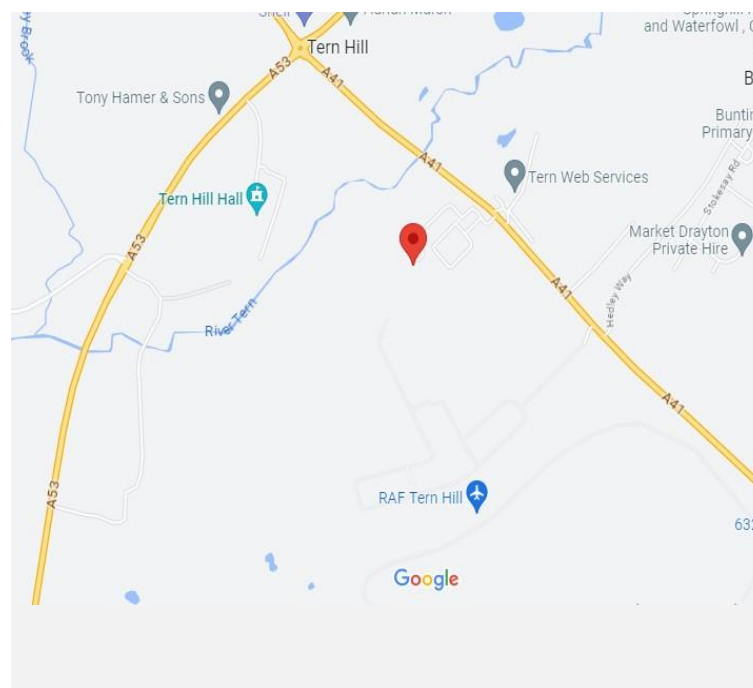


**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or email the team at: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that mains electric, water and drainage are available with gas 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, Shirehall, Shrewsbury, SY2 6ND.

**TENURE:** Freehold - to be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

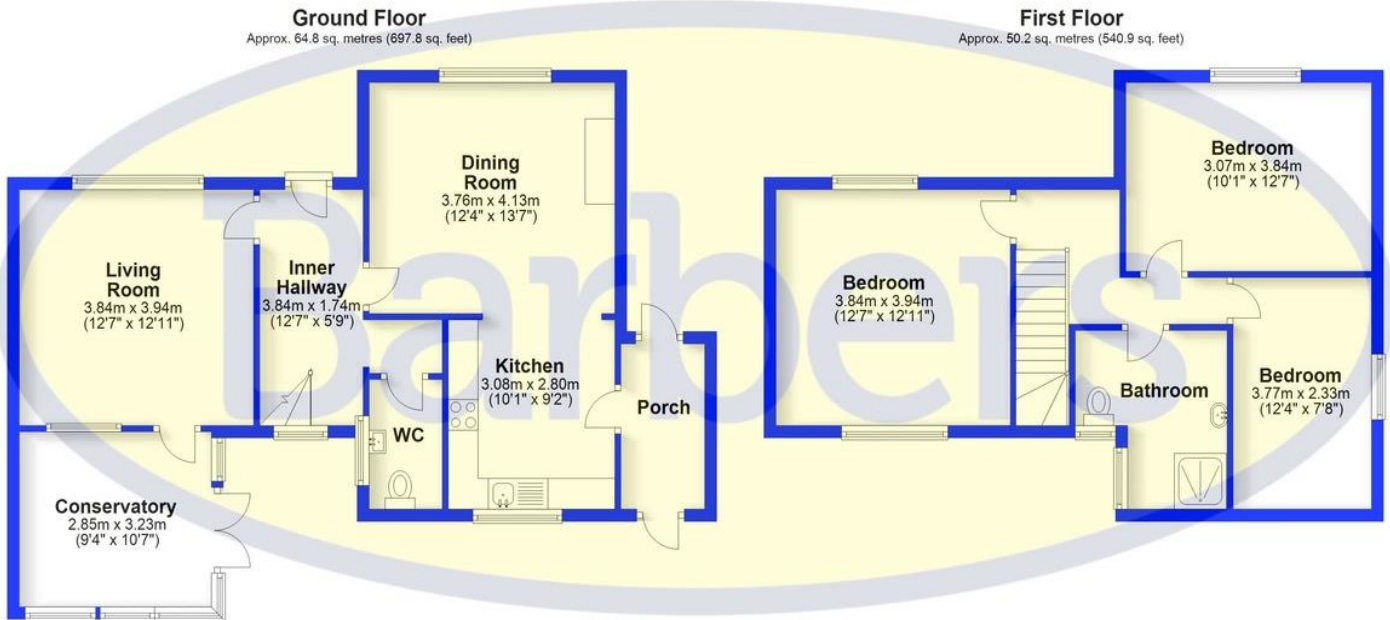


**DIRECTIONS:** Leave Market Drayton on the A53 towards Shrewsbury, at the Tern Hill roundabout, turn left onto the A41 and then take the next right into Riverside Drive. Follow the road round to the right, where the property will be found and can be identified by our For Sale board.

**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.

**FLOOR PLAN: Not to Scale**



Total area: approx. 115.1 sq. metres (1238.6 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.



**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.

**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.

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Get in touch today! Tel: 01630 653641