



Helping *you* move



11A London Road, Woore, CW3 9SF

A stylish, contemporary Four Bedroom Detached House with Two En Suite Bedrooms, smart Dining Kitchen with central island, pretty rear Garden and Integral Garage.

Offers In Region Of
£460,000

Overview

- Smart, Modern Four Bedroom Detached House
- Beautifully Presented Throughout
- Entrance Hall, Cloaks/WC., Utility
- Guest Bedroom with En Suite
- First Floor Open Plan Dining Kitchen, Sitting Room
- Principal Bedroom Suite
- Two Further Bedrooms, Family Bathroom
- Garden, Integral Garage, Driveway Parking
- Council Tax Band – E
- Energy Rating - B



Brief Description

The contemporary design starts on the ground floor, with the Entrance Hall which has a tiled floor, ceiling spotlights, and a double coats cupboard, Utility and the Guest Bedroom with a large En Suite with walk-in shower. Stairs lead up to the first floor Landing off which is the Sitting Room, Bedroom Four/Snug and the open plan Dining Kitchen with a large central island and space for a large dining table. To the second floor is the Principal Bedroom with En Suite, Bathroom with a free-standing bathtub - and completing the accommodation is Bedroom Three.

There's an integrated Single Garage with electric up-and-over door, light, power and pedestrian door out to the rear patio. To the front there's driveway parking for up to four cars. A side gate opens to a paved pathway leading to the rear Garden

which has been very nicely landscaped with a patio, lawn set behind a retaining brick wall, raised beds and a composite decking entertaining area with outdoor lights and plug sockets.

Location

A popular Village on the Shropshire/Cheshire/Staffordshire borders with a Primary School, Village Store with Post Office, Pub, Village Hall, Cricket Club and Tennis Club. Nearby Villages of Audlem and Loggerheads have mini-supermarkets, local shops, pubs and facilities.



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 are available with oil-fired centran heating and solar panels that are owned by the property. services are available. 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.

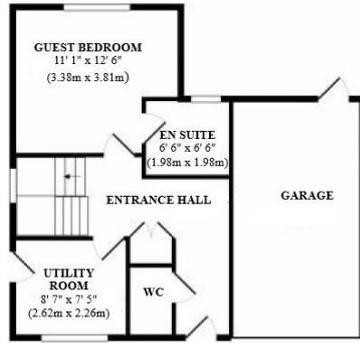
LOCAL AUTHORITY: Shropshire Council, Shrewsbury. 0345 678 9002



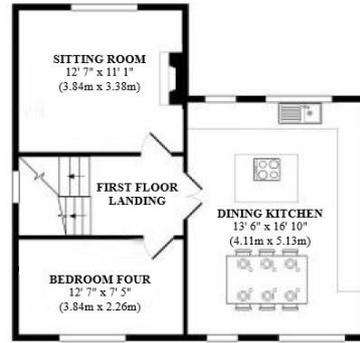
DIRECTIONS: From Market Drayton take the A53 towards Loggerheads, turn left at Red Bull on the B5415 London Road. At the T-junction bear left and follow the road through Knighton and bear left again at the T-junction onto the A51 towards Nantwich and Woore. Just before the Primary School gates, the property 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.

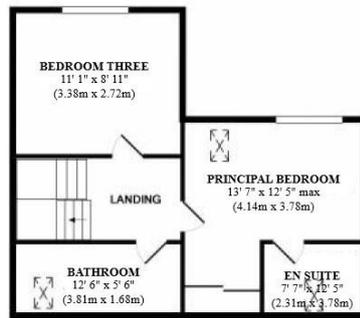
AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOOR PLAN
Not to Scale
Please Use as a Guideline Only



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