



Helping *you* move



Fair View, Pinewood Road, TF9 4QQ

An incredibly spacious Six Bedroom Detached Property with a Ground Floor Principal Bedroom with stylish En Suite, Living Room, Lounge and Dining Room - and set on a generous, private Garden Plot with Double Garage and Driveway Parking for 6+ Vehicles.

Offers in the Region of
£800,000

Overview

- Six Bedroom Detached Property
- Ground Floor Principal Bedroom with Stylish En Suite
- Two further Bedrooms, Luxurious Bathroom with Free-Standing Bath
- Kitchen, Utility, Study, Living Room, Dining Room, Lounge
- Three Further Bedrooms & Shower Room to First Floor
- Patio Entertaining Area, Enclosed Rear Garden
- Double Garage, Driveway Parking
- Council Tax Band – F
- Energy Rating - E



Brief Description

To the ground floor, three of the Bedrooms are to the front of the property with the Living Accommodation being towards the rear, making the most of the outlook over the private Garden and woodland beyond. To the ground floor is the central Hallway, Principal Bedroom with a stylish En Suite, an equally impressive Bathroom, two further Bedrooms, Kitchen, Utility, access to the Double Garage, Lounge, Living Room, Study and Dining Room. To the first floor are three Double Bedrooms, a Shower Room and three really useful Storage/Dressing Rooms.

Externally, the property is set on a generous, private Garden plot, with driveway Parking for 6+ cars, a large lawned Garden, patio, terrace and a further spacious Patio entertaining space.

Location

Set along a quiet lane off Pinewood Road in a desirable residential area situated near to the established villages of Ashley and Loggerheads, which between them offer Doctors, a Primary School, local Shops, Pubs/Restaurants, Chemist, Post Office and a Library. The Burntwood wood and recreation area is in walking distance for many outdoor activities.

A more comprehensive range of amenities can be found in Market Drayton approximately 5 miles away. These include schools, specialist and high street shops, supermarkets, restaurants, health and leisure 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 electricity and water services are available, with septic tank drainage and LPG 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: Newcastle Borough Council Tel: 01782 717717

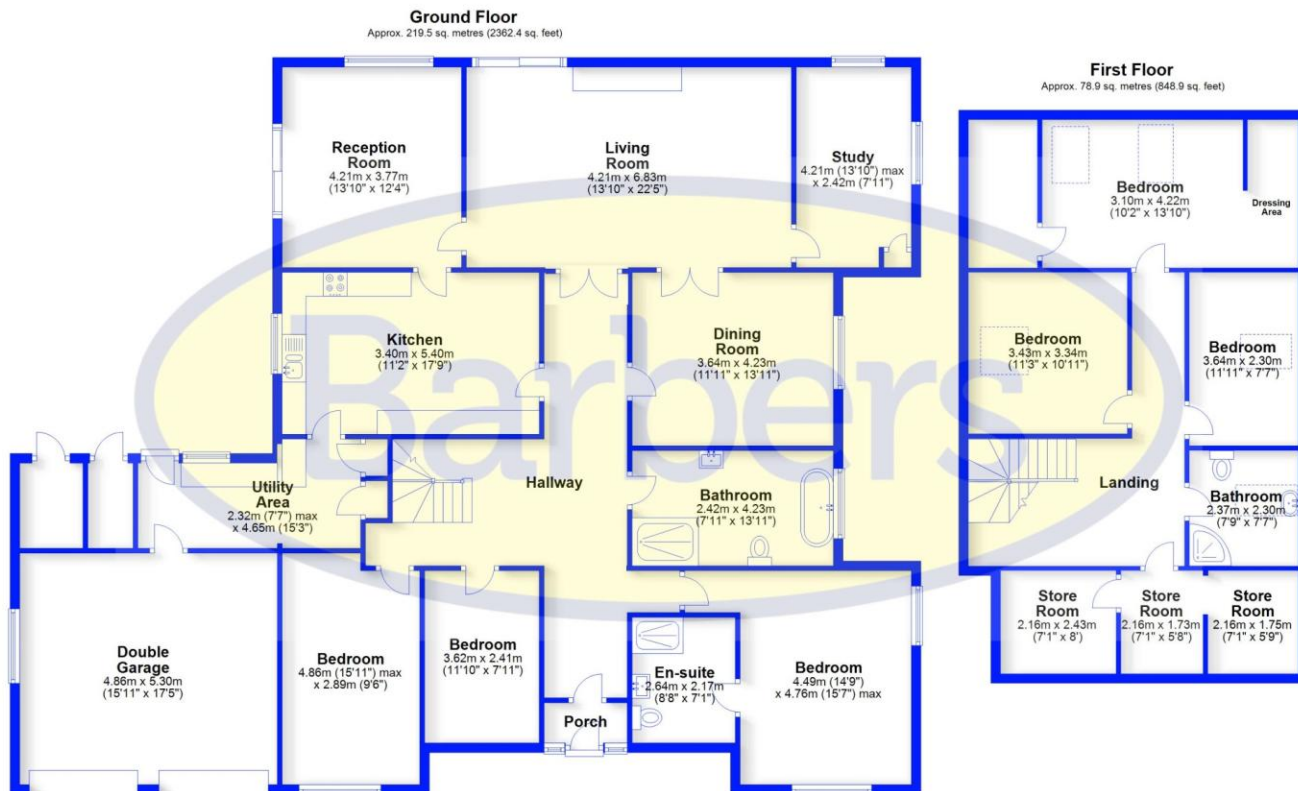
TENURE: Freehold



DIRECTIONS: From Market Drayton take the A53 towards Loggerheads and in Loggerheads turn right at the first mini roundabout onto Eccleshall Road. After approximately 0.4 miles turn left on Pinewood Road and when you come to the first triangle, turn left up the hill - at the top as the lane bears to the right is the entrance to Fair View.

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.



Total area: approx. 298.3 sq. metres (3211.3 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,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk**

