



Helping *you* move



Selsey, Pipe Gate, TF9 4HU

An attractive Detached Four Bedroom Dormer Bungalow set on a generous Garden Plot with Open Plan Kitchen/Dining/Living Room, separate Lounge, ground floor Principal Bedroom and Bathroom, Garage and Driveway Parking - and offered to the market with No Upward Chain.

Offers in the Region of
£460,000

Overview

- Four Bedroom Detached Dormer Bungalow with No Upward Chain
- Countryside Views, Approx. 0.37 Acre Plot, Driveway Parking, Garage
- Entrance Hall, Lounge, Laundry Room, Ground Floor Principal Bedroom and Bathroom
- Open Plan Kitchen/Dining/Family Room
- Three Further Bedrooms, Jack'n'Jill Shower Room, Loft Room
- Parking for 4+ Cars, Tandem Garage
- Council Tax Band – E
- Energy Rating - E



Brief Description

The stained-glass front door opens to the Hallway off which are the Lounge and Principal Bedroom – both with lovely bay windows overlooking the front of the property, the Bathroom, Laundry Room, and the impressive Kitchen/Dining/Family Room with an excellent range of cupboards including a dresser-style unit, peninsular breakfast bar with integrated fridge, double oven with electric hob and extractor fan over – and French doors out to the rear Garden.

To the first floor are two Double and one Single Bedrooms, and a smart, modern Jack'n'Jill shower room. All the Bedrooms have built-in wardrobes, and off Bedroom Four a half-door opens to the Loft storage area over the Kitchen extension, and then a further door leads you back to the Landing.

The property is set on a generous 0.37 acre plot with a front lawned garden, ample driveway parking, and large rear Garden with patio entertaining area, green house, large lawn and countryside views.

Location

Pipe Gate is a hamlet on the Shropshire/Cheshire/Staffordshire borders, with the nearest village being Woore which has a Primary School, local Store with Post Office, Pub, Cricket Club, Tennis Club and a number of footpaths just perfect for dog walks.

A wider range of facilities can be found in Loggerheads, Audlem and Madeley, with Market Drayton and Nantwich having the a good mix of supermarkets, shops, cafes 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 water, drainage and electricity services are available with oil-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.

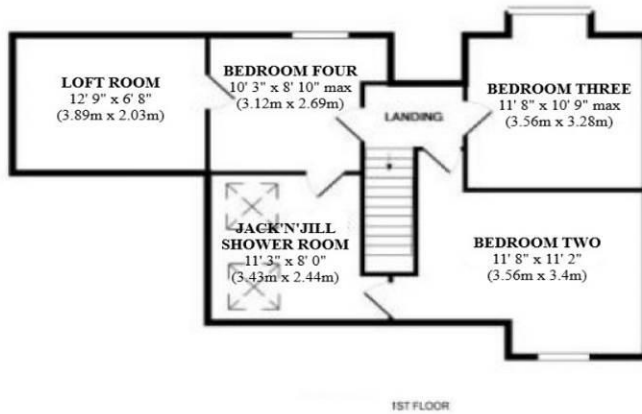
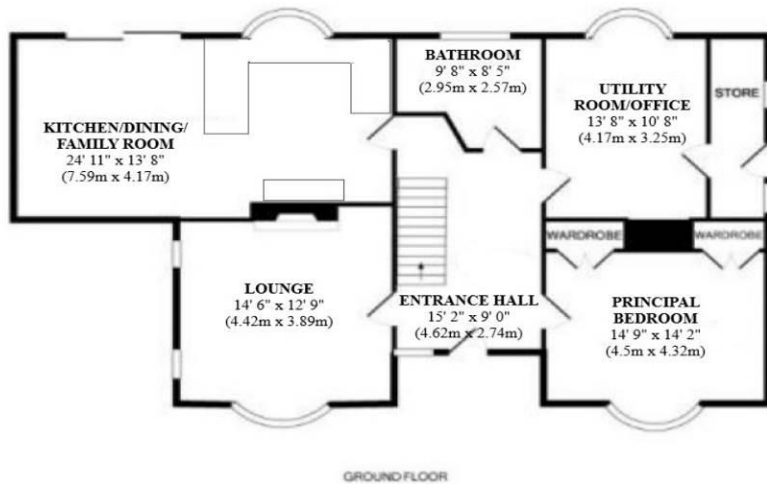
LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



DIRECTIONS: From Market Drayton take the A53 towards Loggerheads bearing left at Red Bull on the B5415 towards Woore. At the T-Junction go left on B5415 and follow the road through the village of Knighton. At the T-Junction turn right and the property is on your right.

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.



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 errors, omissions, or misstatements. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. www.barbers-estate.com

This Floor Plan is
Not to Scale
Please use as a
Guideline Only



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