



Helping *you* move



Petersholme, Fauls Green, SY13 2AS

A beautifully presented, extended Three Bedroom Detached Bungalow that has a smart Open Plan Dining/Kitchen/Living Room with Bifold doors out to the pretty, landscaped rear Garden, Principal Bedroom with En Suite and off-road Parking for 4-5 cars.

Offers In Region Of
£425,000

Overview

- Beautifully Presented Three Bedroom Detached Bungalow
- Entrance Hall, Utility/Boot Room, Lounge, Open Plan Kitchen/Dining/Living Room
- Principal Bedroom with En Suite
- Two Further Bedrooms, Family Bathroom
- Large Landscaped Garden with Ornamental Pond
- Off Road Parking for 3-4 Cars plus space for a Caravan
- Council Tax Band – D
- Energy Rating - TBC



Brief Description

The L-Shaped Hallway has engineered oak flooring that continues into the Lounge which has light flooding in through dual aspect windows and log burning stove. There's a good-size Utility/Boot Room with space for your washing machine and tumble dryer, and a door to the side of the property. The undoubted heart of this lovely home is the smart, modern Kitchen/Family Room which has bi-fold doors, a central island, excellent range of units with induction hob with extractor over, plus an integrated fridge freezer and two double ovens.

The Principal Bedroom is very spacious, with French doors out to the rear Patio and an En Suite with double walk-in shower. Bedrooms Two and Three are good-size double rooms, and the Family Bathroom which has both a walk-in shower and bathtub.

Heading out to the rear Garden and there's a large patio entertaining space, central lawned area, landscaped ornamental pond, raised beds and a greenhouse all enclosed by mature hedges, fencing and raised beds. Plus Parking for several vehicles.

Location

Situated in the rural village of Fauls Green which has a Village Hall and a Church. It is approximately 2 miles from the village of Prees which offers day-to-day facilities including a Convenience Store/Post Office, Newsagents, Doctors Surgery, Hairdressers, Recreational Facilities, Train Station and a well-regarded Primary School, with Lower Heath Primary School approximately 1 mile away.



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 an 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



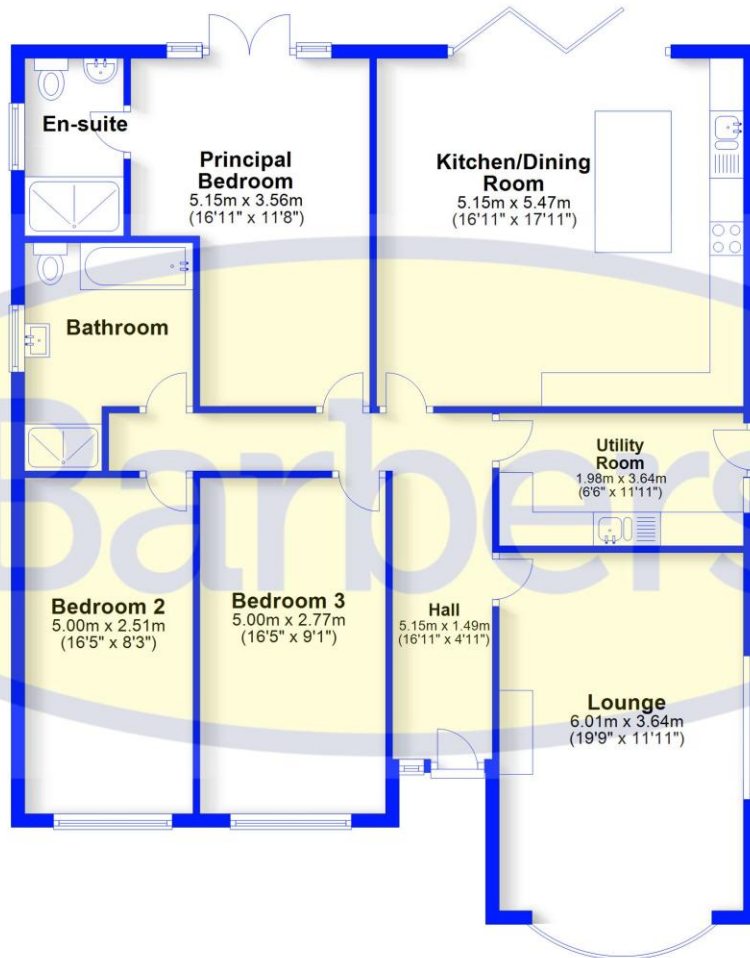
DIRECTIONS: From Market Drayton take the A41 towards Shrewsbury. Go straight over Ternhill roundabout then take the first right on Lostford Lane and first right signposted to Fauls Green and Mickley Stud. Follow the road for approximately 1.5 miles into Fauls Green and the property is on your right directly opposite the church, 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

Approx. 124.7 sq. metres (1342.0 sq. feet)



Total area: approx. 124.7 sq. metres (1342.0 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

BARBERS ESTATE AGENT: Tower House, Maer Lane,
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Email: marketdrayton@barbers-online.co.uk



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.