



Helping *you* move



## 15 Ellam Piece, Cheswardine, TF9 2LH

A lovely, light and spacious Two Bedroom Detached Bungalow with Landscaped Gardens and a Detached Single Garage - and offered to the market with No Upward Chain.

Offers In Region Of  
**£260,000**

# 15 Ellam Piece Cheswardine, TF9 2LH

Helping *you* move

## Overview

- Two Bedroom Detached Bungalow with No Upward Chain
- Nicely Presented Throughout
- Entrance Hall, Cloaks/WC, Kitchen
- Spacious Lounge/Dining Room, Conservatory
- Two Double Bedrooms, Bathroom
- Landscaped Front and Rear Garden
- Detached Single Garage, Driveway Parking
- Council Tax Band – C
- Energy Rating - TBC



## Brief Description

The property makes a great first impression with a long, landscaped Front Garden with the Driveway running along the side of the property up to the detached Single Garage which has light and power.

The living accommodation offers you a Hallway off which is the Cloaks/WC, a large Lounge/Dining room with a feature fireplace housing a gas coal-effect fire, Kitchen with a good range of modern units with integrated electric oven, gas hob and extractor fan over, space for your washing machine, fridge and freezer, and the Vaillant gas boiler. Off the inner Hall is Bedroom One, a generous Double Room with French doors leading through to the Conservatory that overlooks the landscaped rear Garden, and Bedroom Two is a smaller Double Room with a wall of built-in wardrobes - and completing the accommodation is the Family Bathroom with bath, WC and hand wash basin.

## Location

Cheswardine is a village in North Shropshire and provides good local amenities including a Primary School, a Parish Hall, Bowling Green, Playing Fields, Church, Community Village Shop and two pubs - the Red Lion, and the Fox and Hounds - which serve food.

The village is approximately 4 miles from Market Drayton and 7 miles from Newport - both market towns with High Street stores, smaller specialised shops and indoor markets. The more comprehensive shopping, leisure and employment facilities offered by Stoke on Trent, Stafford and Telford are within commuter distance.



# 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](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services and gas central heating 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  
Tel: 0345 678 9002

**FOR MORE INFORMATION:** Go to: [www.barbers-online.co.uk](http://www.barbers-online.co.uk)



**DIRECTIONS:** From Market Drayton take the A529 Hinstock Road and after 2.6 miles bear left on Haywood Lane towards Cheswardine. After 2.0 miles - just after entering the village - turn right into Ellam Piece and the property is towards the end of the cul-de-sac 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

Approx. 65.5 sq. metres (704.6 sq. feet)



Total area: approx. 65.5 sq. metres (704.6 sq. feet)

Plan produced by [www.firstpropertyservices.co.uk](http://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



## 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.

**BARBERS ESTATE AGENT: Tower House, Maer Lane,  
Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)**



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.