



Helping *you* move



## Beech View, Haw Green Lane, Peplow, TF9 3LA

This beautifully presented Three Bedroom Detached Bungalow has two Reception Rooms, Conservatory, gorgeous wrap around Garden with stunning Countryside Views, Garage and plenty of Driveway Parking.

Offers In Region Of  
**£485,000**

### Overview

- Detached Three Bedroom Bungalow
- Beautifully Presented Throughout
- Rural Location with Far Reaching Countryside Views
- Entrance Hall, Lounge with French Doors
- Family Room, Impressive Conservatory
- Smart Kitchen & Shower Room
- Three Bedrooms, Utility, Garage
- Wraparound Garden, Large Patio
- Council Tax Band – D
- Energy Rating - F



### Brief Description

The Entrance Hall is a light and airy space, with a parquet floor that runs through to the Lounge which has a feature brick fireplace and French doors out to the side Garden. The Sitting Room also has a feature brick fireplace, and then French doors open into the most wonderful, spacious Conservatory that makes the most of the far-reaching countryside views.

The Kitchen has a smart gloss, dark wood effect units with integrated dishwasher, washing machine, bin store, fridge freezer, an electric Toledo range, breakfast bar area and a tiled floor. The stylish Shower Room has a walk-in shower, WC and large wall-mounted sink unit and storage cupboard. All three Bedrooms are double rooms, with Bedroom One having a built-in triple wardrobe. With Utility Store Room, integrated Garage and plenty of Driveway Parking.

The Garden is beautifully presented with a lawn that wraps around the property, with mature borders, a patio area, greenhouse, garden shed and far-reaching views to both the front and rear aspects.

### Location

Within easy reach of the A442 giving you perfect for access to Telford and Shrewsbury.

Located to the edge of the rural hamlet of Peplow. The larger village of Hodnet which is approximately 3 miles away benefits from a Primary School, Village Store, Church, Pub/Restaurant and Doctor's Surgery. More facilities are available in the nearby town of Market Drayton.



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 mains water and electricity services are available, with oil-fired central heating and septic tank drainage. 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

**TENURE:** Freehold



**DIRECTIONS:** From Market Drayton take the A53 towards Shrewsbury, going straight over the roundabout at Tem Hill to stay on the A53. At the Espley roundabout take the first exit onto the A442 towards Telford. After approximately 1.4 miles - just after Rytex Kennels on your left - turn right and the bungalow is the first one on your left.

**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.



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

