



Helping *you* move



36 Boscobel Road, Tern Hill, TF9 2HG

A light and spacious Two Bedroom Semi-Detached house with Lounge, Dining Kitchen, two Double Bedrooms, a Study/Nursery, allocated Parking and rear Garden.

Offers In Region Of
£175,000

Overview

- Two Bedroom Semi-Detached House
- Entrance Hall, Lounge, Dining Kitchen
- Two Double Bedrooms, Study/Nursery
- Bathroom with Separate WC
- Enclosed Rear Garden, Allocated Parking
- Council Tax Band - A, Energy Rating - D
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Brief Description

The accommodation includes a welcoming Entrance Hall with stairs to the first floor landing and a useful understairs cupboard. The Lounge overlooks the rear Garden and has an electric fire set in a feature fireplace. The Dining Kitchen is a good size, with space for your dining table and the kitchen area has a good range of wall and base units with space for your fridge freezer, washing machine and cooker, and a door leads out to the side of the property. To the first floor are two good-size Double Bedrooms, a small Study/Nursery, a smart modern Bathroom with P-shaped bath with shower over, and a separate WC.

Externally, the property has a generous, fully enclosed rear Garden with a large Patio area, lawn and a garden shed - and beyond the Garden is open land and trees. Your allocated Parking is to the front of the property.

Location

Boscobel Road forms part of a former military residential development, so has excellent open spaces and a Primary School in walking distance. There's a local store, sports hall, fish & chip shop and petrol station all within a five-minute drive, and the base (approx. one mile) is still used for some helicopter/glider training flights.

The closest town is Market Drayton with a weekly Wednesday street market, a High School, Indoor Swimming Pool, Doctors, Dentists and a range of Cafes, Shops and Supermarkets. The A41/A53 give you excellent road links to Telford, Newport, Shrewsbury, Whitchurch and Newcastle-under-Lyme.



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 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

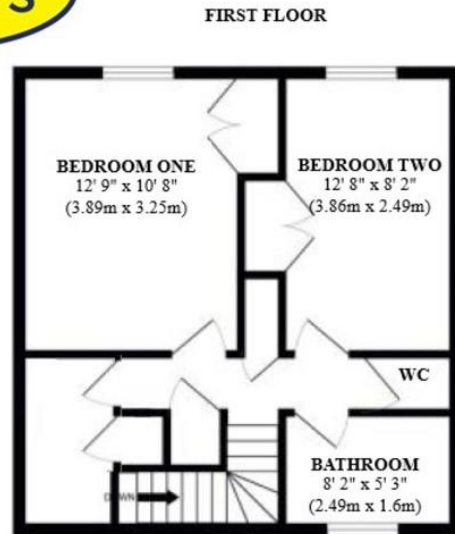
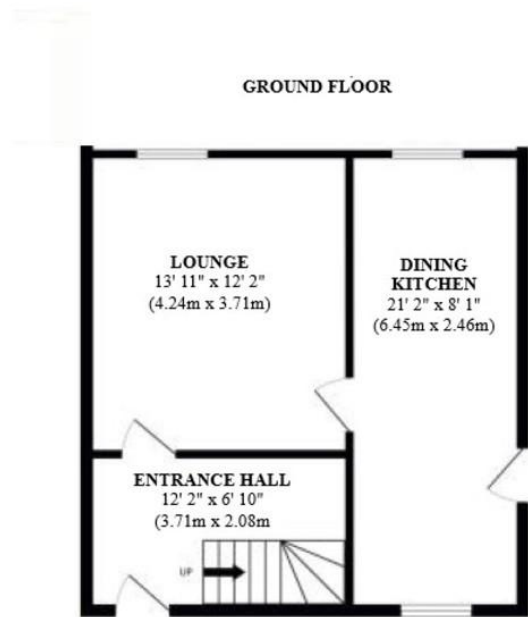


DIRECTIONS: From Market Drayton take the A53 towards Shrewsbury and at Tern Hill roundabout turn left on the A41. Turn left on Hedley Way and then right on Boscobel Road, following the road around to your left where the property can be identified by our For Sale.

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.

Barbers



FLOOR PLAN
Not to Scale
Please Use as a Guideline Only

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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