



Helping *you* move



10 Crickmerry, Market Drayton, TF9 2BG
Ivy Cottage is a pretty traditional Four Bedroom Detached Cottage with a cosy Lounge with log burner, light and spacious Garden Room and a Double Garage all set on a generous Garden and Driveway Plot.

Offers In Region Of
£350,000

Overview

- Four Bedroom Detached Character Cottage
- Generous Garden Plot
- Entrance Hall, Lounge with Inglenook Fireplace
- Dining Room, Garden Room
- Kitchen, Utility, Ground Floor Bathroom
- Mature Garden with Summer House and Potting Shed
- Double Garage, Driveway Parking
- Council Tax Band – C
- Energy Rating -F



Brief Description

To the front is a large Parking area and Double Garage with a lawned front Garden. To the ground floor is the Entrance Hall, a cosy Lounge with feature ceiling beams and a gorgeous inglenook fireplace housing a log burning stove, Bathroom with a roll-top bath with shower over, the Dining Room, Kitchen with a good range of Shaker-style units, a Belfast sink, Rangemaster cooker, integrated dishwasher and fridge, Utility and the light and spacious Garden Room. To the first floor, and the main Bedroom is a spacious double Bedroom with dual aspect windows. Bedrooms Two and Three are double rooms, both with dual aspect windows, and Bedroom Four is a single room that would make an excellent Nursery or Office.

The rear Garden has a large, central lawn with a Summer House and a potting shed, surrounded by mature trees and shrubs - and there are pathways to both sides of the cottage that lead back round to the front of the property. The Double Garage has light, power and a boarded-out eaves storage area, and the Driveway would give you Parking for a further 2-3 cars.

Location

With direct access to the A41, the property is equidistance between Tern Hill and the popular village of Hinstock which offers you an historic Church, Primary School and Nursery, Village Hall, Post Office/Country Store and a Cricket Club.

Market Drayton and Newport both offer a more comprehensive range of shops and amenities. The excellent access to the A41 means that Whitchurch, Telford, Shrewsbury and Stafford are within commutable 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

SERVICES: We are advised that mains water and electricity services are available, with electric storage heaters 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.

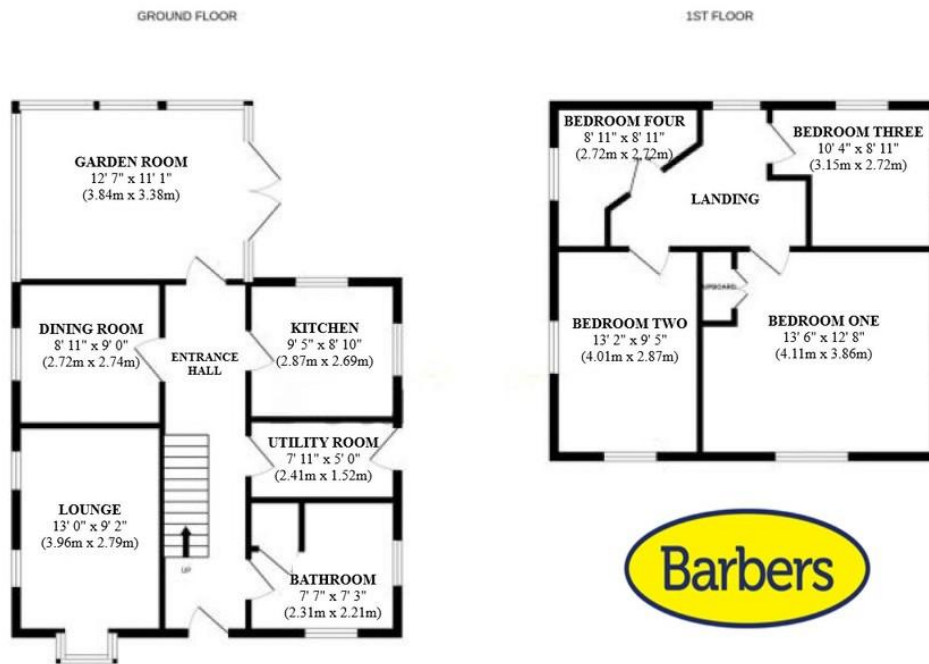
LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



DIRECTIONS: The property has direct access from the A41. From Market Drayton take the A520 towards Hinstock. After 3.4 miles turn right where you see the sign to Lockley Storage. At the junction with the A41 proceed with caution to turn right and, after 0.1 miles the property is 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.



Floor Plan - Not to Scale
Measurements approximate so please use as a guide to layout only

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other details are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.
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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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