



Helping *you* move



The Bullrushes, Soudley, TF9 2SB

This smart, nicely presented Four Bedroom Detached House has light and spacious accommodation throughout including two En suite Bedrooms, and a large Lounge with bi-folding doors making the most of the glorious, far-reaching countryside views out towards The Wrekin.

Offers in the Region of
£575.000

Overview

- A Light & Spacious Four Bedroom Detached House
- Rural Hamlet Location with Far Reaching Countryside Views
- Entrance Hall, Home Office, Dining Room, Lounge with Bi-Fold Doors, Breakfast Kitchen, Utility
- Two En Suite Bedrooms, Family Bathroom
- Garage with Electric Roller Door, Driveway Parking
- Rear Garden with Large Patio
- Energy Rating - B, Council Tax Band - E



Brief Description

The front door that opens to the wide Hallway with stairs to the first floor and doors open to the Cloakroom with WC, . To the Study, Dining Room, and Living Room with bifold doors and a feature brick inglenook fireplace housing a log burning stove. The Breakfast Kitchen has a smart range of Shaker-style units with complementary breakfast bar island, with integrated double oven, hob with extractor fan over, fridge freezer, and dishwasher, and the smart tiled floor runs through to the Utility with plumbing for your washing machine and a door through to the Garage which has light, power, boarded out loft space and an electric roller door.

Moving to the first floor, and the Bedrooms are set around the central Landing where the hot water tank is housed in the airing cupboard. Both the Principal Bedroom and Bedroom Two have En Suite Shower Rooms, and the Family Bathroom has both a bath tub and corner shower.

Externally, you have the walled Parking area to the front and then a large Patio area to the rear and an open aspect to the enclosed rear lawned garden making this a wonderful sunny spot with the most amazing sunsets.

Location

Located in the attractive hamlet of Soudley 0.5 miles from the village of Cheswardine which has a variety of amenities including Primary School, Pubs, Community Centre and Church. Both Market Drayton and Newport are approximately 6 miles distance with their High Schools, Doctors, Dentists, High Street stores, smaller specialised shops and indoor markets.



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, gas central heating and underfloor heating to the ground floor 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

TENURE: We are advised that the property is Freehold.



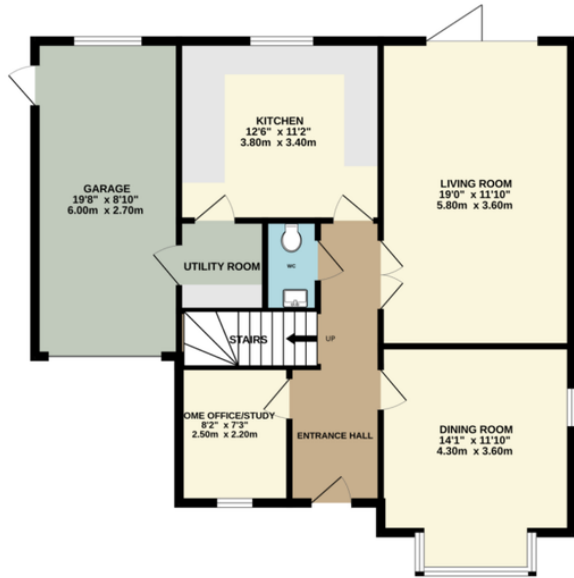
DIRECTIONS: From Market Drayton take the A529 Hinstock Road and after 2.6 miles in Woodseaves turn left on Haywood Lane, following this lane for approximately 2.9 miles through Cheswardine and in to Soudley where the property is on your right and can be identified by our For Sale sign.

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.

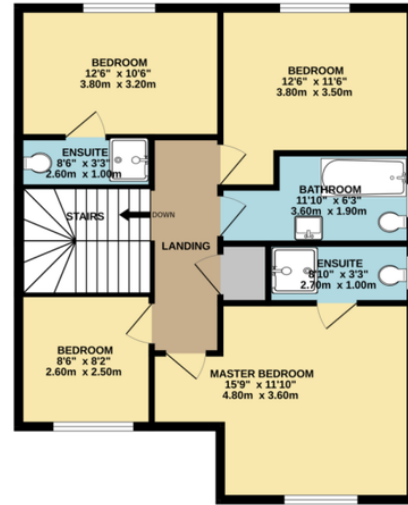
AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



GROUND FLOOR
910 sq.ft. (84.5 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1595 sq.ft. (148.2 sq.m.) approx.

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.

**BARBERS ESTATE AGENT: Tower House, Maer Lane,
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