



Helping *you* move



1 Pear Tree Croft, Norton-in-Hales, TF9 4BF

We're delighted to offer this beautifully presented Three Bedroom Semi-Detached House with Garden and Off Road Parking - and you'll be buying a 50% Share, so this is the ideal opportunity for First Time Buyers to purchase a property in this highly sought-after village.

Offers for a 50% Share of
Ownership In Region Of

£125,000

1 Pear Tree Croft

Norton-in-Hales, TF9 4BF

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Overview

- Very Nicely Presented Three Bedroom Semi-Detached House
- 50% Shared Ownership Currently Available
- Entrance Hall, Kitchen and Guest WC, Dining Lounge
- Two Double and One Single Bedrooms, Bathroom
- Enclosed Rear Garden, Storage Area, Off Road Parking
- Monthly Rent will be due on top of any Mortgage Payments
- Council Tax Band - C, Energy Rating - D



Brief Description

The light and spacious accommodation to the ground floor includes the Entrance Hall with under stairs cupboard and the Guest WC, the Kitchen with a good range of units with integrated single oven with hob and extractor fan over, a tall larder cupboard and space for your washing machine, tumble dryer and a tall fridge freezer, and the generous Dining Lounge. To the first floor you'll find two Double Bedrooms, a good-size Single Bedroom and the modern Bathroom with a shower over the bathtub.

The property has a generous front Garden with a path leading up to the covered front door. To the side of the property, a gate opens to a secure storage area with a large shed and a further gate then opens Driveway with Parking for 1-2 cars and another useful timber storage shed, plus an enclosed, low maintenance rear Garden.

Location

Norton-in-Hales is a pretty village on the Shropshire/Staffordshire/Cheshire borders, with a well-regarded Primary School, Play Area, Village Hall, Tennis Club, Cricket Pitch, Bowling Green, Church - and popular local Pub.

The closest shops and Post Offices are in Market Drayton - a busy market town with a good mix of shops, cafes, supermarkets, sports facilities and High School. A greater range of shops and facilities can be found in Newcastle-under-Lyme, Stoke-on-Trent, and Shrewsbury - all within commuting distance - with mainline train stations in Crewe and Stoke.



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 electricity, water and drainage services are available with electric heaters. 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

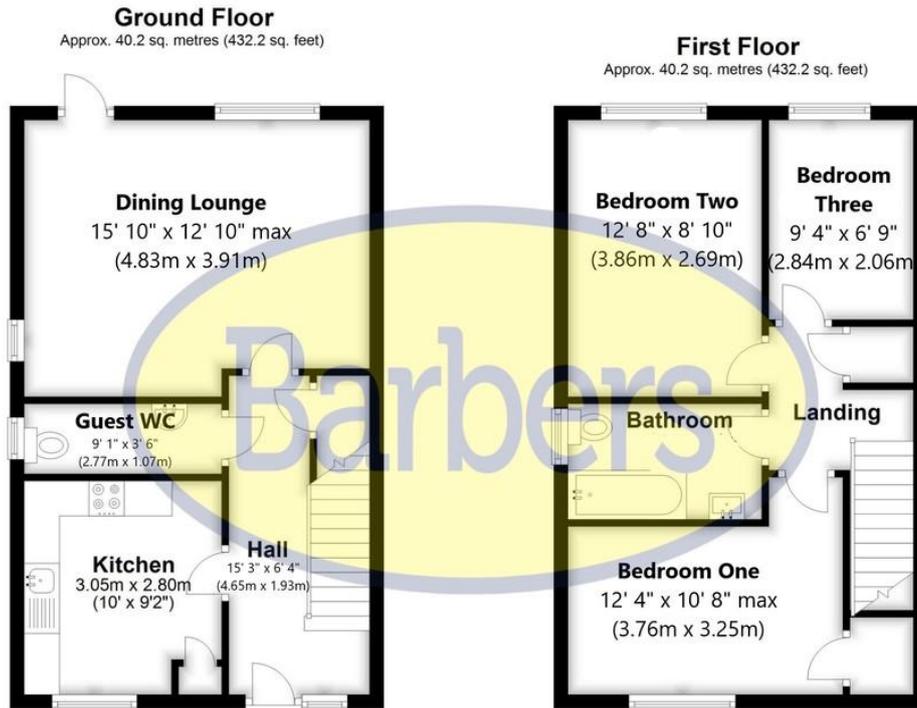
TENURE: We are advised that the property is Leasehold.



DIRECTIONS: From our office on Maer Lane turn right and follow the lane all the way into Norton in Hales. Pass the Village Hall on your left and turn right on Pear Tree Croft where you can turn left to park directly behind this property and then walk round to the front door that faces the Main Road.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.



Total area: approx. 80.3 sq. metres (864.5 sq. feet)

This Floor Plan is Not To Scale

Please use as a Guideline to Layout only. All room measurements and placement of fixtures and fittings are approximate
Plan produced using PlanUp.



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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