



Helping *you* move



## Willow House, Tern Hill, TF9 3PX

**\*No Upward Chain\*** A substantial Six-Bedroom Detached House on a generous 0.4 acre Garden Plot with Double Garage and spacious, flexible Living Accommodation that's perfect for modern family life.

Offers In Region Of  
**£625,000**

## Overview

- Six Bedroom, Four Bathroom Family House on large Garden Plot
- **\*\*No Upward Chain\*\***
- Entrance Hall, Guest WC, Shower Room, Kitchen & Utility
- Drawing Room, Lounge, Dining Room and Snug
- Principal Bedroom with En Suite Shower, Bathroom, WC
- Five Further Double Bedrooms, four sharing two Jack'n'Jill Bathrooms
- Double Garage, Driveway Parking, Mature Gardens



## Brief Description

The front door opens to the main Hallway with the first of two staircases up to the first floor, and to your left is the large Drawing Room with a multi-fuel stove. Off the Inner Hall is the Dining Room, Snug, the Guest WC and rear porch with a door out to the Garden. The Kitchen has a good range of fitted units with integrated fridge, oven, microwave, hob with extractor over and dishwasher, and it leads through to the second Hallway with further stairs to the first floor and off which is the large Utility, a Shower Room and the Lounge.

To the first floor and the Principal Bedroom has an En Suite Shower Room, and Bedrooms 2&3 share a Jack'n'Jill Bathroom as do Bedrooms 4&5. Bedroom Six is currently used as a Home Office, and completing the accommodation is the Bathroom and separate WC.

Externally, the property sits on a generous 0.4 acre plot the large mature Garden that wraps around the property to the Double Garage and has fabulous, far-reaching countryside views.

## Location

Tern Hill is just two miles from Market Drayton and nearby is a petrol station with a mini-Waitrose, a local store, Primary School, a popular Fish & Chip shop, a sports centre and Tern Hill Barracks. Market Drayton has a good range of supermarkets, shops, and amenities.

This property has direct access to the A53 for excellent links to Shrewsbury, Telford, Hodnet, Newport and Whitchurch.



# 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, 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  
Tel: 0345 678 9002

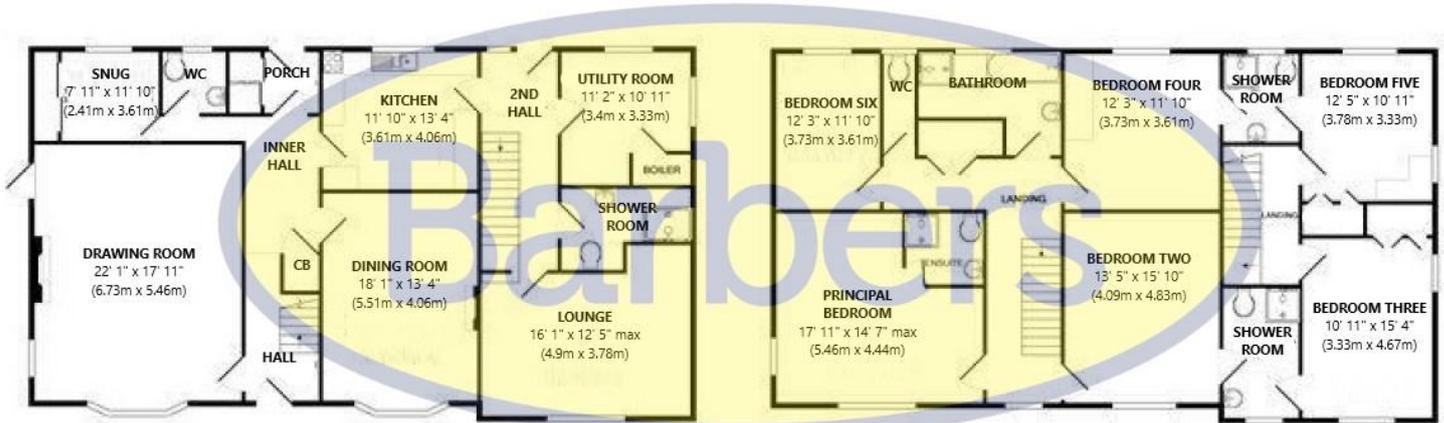
**TENURE:** We are advised that the property is Freehold.



**DIRECTIONS:** From Market Drayton take the A53 towards Shrewsbury and go straight over the Tern Hill roundabout and then turn into the third entrance on your right where the property is identified by our For Sale sign.

**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.



**This Floor Plan is Not to Scale**  
Please use as a Guideline to Layout Only

We have every attempt to ensure the accuracy of the floor plan contained here, measurements of areas, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their quantity or efficiency. The plan is made with Metason 10/11/11



## 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)

