



Helping *you* move



1 Field View Cottages, Adderley, TF9 3TD

A light and spacious Three Bedroom Semi-Detached House in the heart of Adderley Village, with a large Dining Kitchen, Lounge with French doors, two Double Bedrooms - one with an En Suite - and Parking for two cars.

Offers In Region Of
£275,000

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Overview

- Three Bedroom Semi-Detached House, Countryside views
- Entrance Hall, Guest WC, large Dining Kitchen, Spacious Lounge with French doors to the Garden
- Principal Bedroom with En Suite, Bathroom
- Two Further Bedrooms - a large Double and generous Single
- Enclosed Rear Garden with Patio area
- Driveway Parking for Two Cars
- Council Tax Band - C, Energy Rating - C



Brief Description

To the ground floor is the central Hallway with a glass balustrade to the stairs and access to the Guest WC. To the front of the property is the large Dining Kitchen with an excellent range of flat-fronted units with space for washing machine and integrated fridge freezer, dishwasher, microwave, and oven with hob and extractor fan over. The Lounge is too the rear of the property and has French doors that open to the pretty rear Garden.

To the first floor is the Landing with Loft access, the Principal Bedroom with En Suite Shower Room, a further Double Bedroom, a generous single Bedroom, and the Bathroom with a shower over the bath.

Externally, the property has Parking for two cars to the front with a gravel path to the side leading round to the enclosed rear Garden which has a patio area with steps up to the lawn.

Location

Adderley is a rural village on the border of Shropshire and Cheshire, between Market Drayton and Audlem. The village itself has a well-regarded Primary School, Bowls Club and a Village Hall. The Shropshire Union Canal runs through Adderley where boats negotiate the Adderley Locks, and on to Audlem to the west and Market Drayton to the east.

The larger village of Audlem offers you more facilities including a Post Office, Primary School, Co-op, Health Centre, Cafe, Pubs, Butchers, Chemist and even a Fish & Chip shop! The towns of Market Drayton, Whitchurch and Nantwich offer you more shops, facilities and amenities.



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

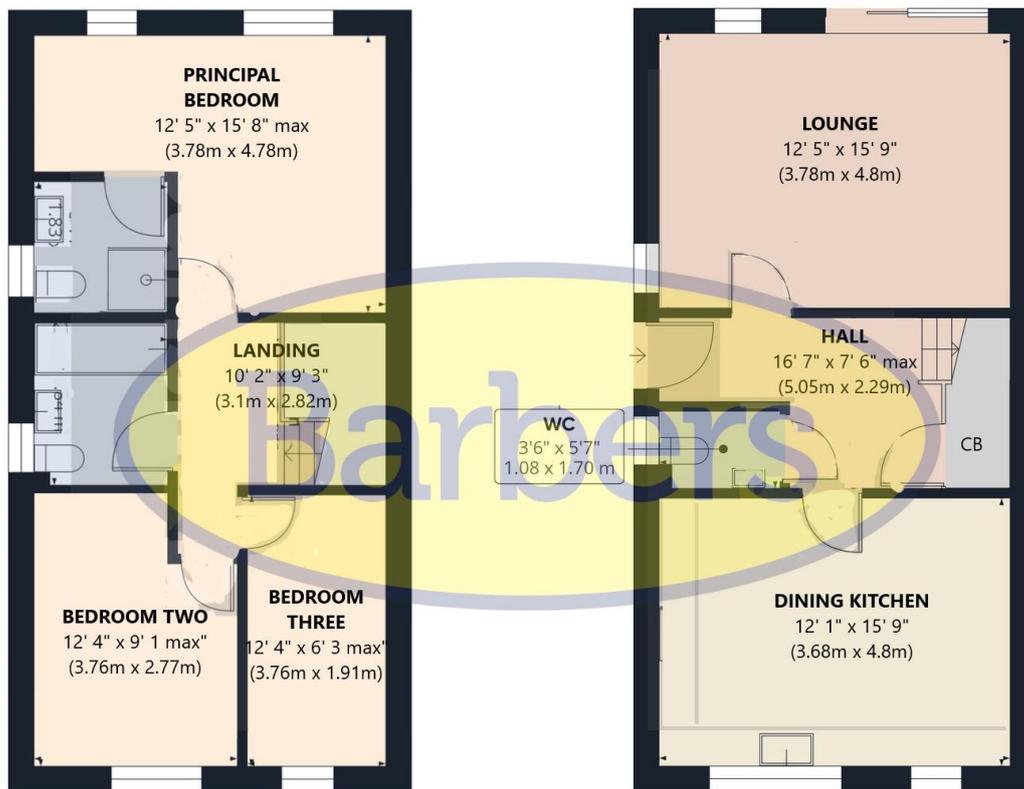
SERVICES: We are advised that mains electricity, water and drainage are available with LPG central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk>



DIRECTIONS: From Market Drayton take the A529 Adderley Road towards Audlem. In the village of Adderley come round the sharp right hand bend and then the property will be on your right with the off-road pull-in to the front, and can be 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
All measurements and the placement of fixtures and fittings are approximate



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

