



Helping *you* move



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

A beautifully presented Three Bedroom Detached House in the sought-after village of Norton-in-Hales, with two En Suite Bedrooms, Garage and pretty Gardens.

Offers In Region Of
£400,000

Overview

- Three Bedroom Detached House
- Popular Village Location
- Entrance Hall, Cloaks/WC, Utility
- Dining Kitchen with Breakfast Bar
- Spacious Lounge with Bay Window
- Principal Bedroom with En Suite
- Family Bathroom with Walk-In Shower
- Pretty Rear Garden with Patio Entertaining Area
- Garage and Driveway Parking
- Council Tax Band – E
- EPC Rating - C



Brief Description

To the ground floor is the Entrance Hall with a turning staircase to the first floor and door to the Cloakroom/WC. The Lounge has a bay window and Dining Kitchen/Family Room has under-floor heating, an excellent range of modern, grey flat-fronted units with integrated appliances, and French doors out to the rear Garden - plus the Utility Room. To the first floor, are two En Suite Bedrooms, a further Bedroom and a smart Family Bathroom with a double walk-in shower.

Externally, the property has a pretty front Garden with Driveway to the side leading up to the Garage. The rear Garden is very nicely presented, with a paved patio area, large lawned area, mature trees and shrubs.

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 the villages of Woore or Loggerheads, and the Market Drayton is the main 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 Nantwich, Whitchurch, Newcastle-under-Lyme, and Shrewsbury.



Your Local Property Experts

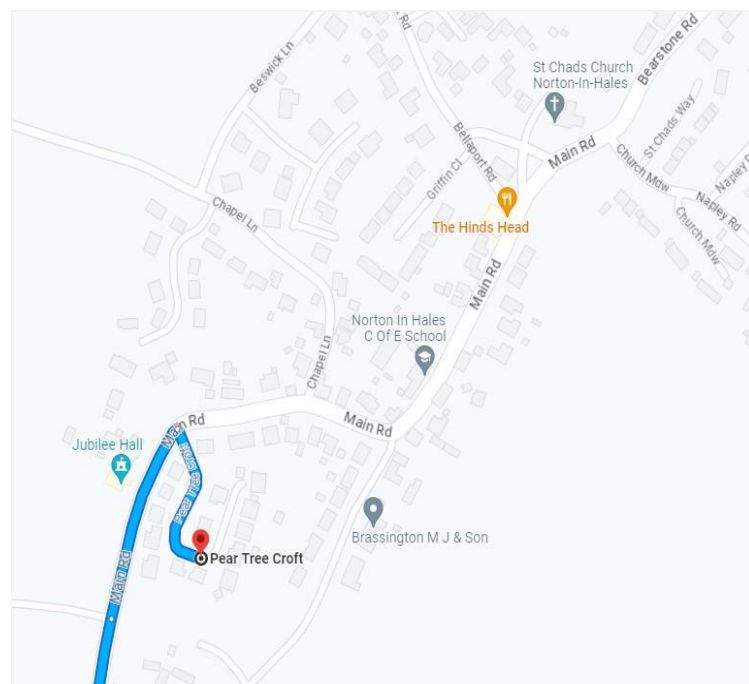
01630 653641



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, drainage and electricity are available, with an ECO friendly ASHP heating system with underfloor heating to the whole of the ground floor, both En Suites and the upstairs Bathroom. 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.



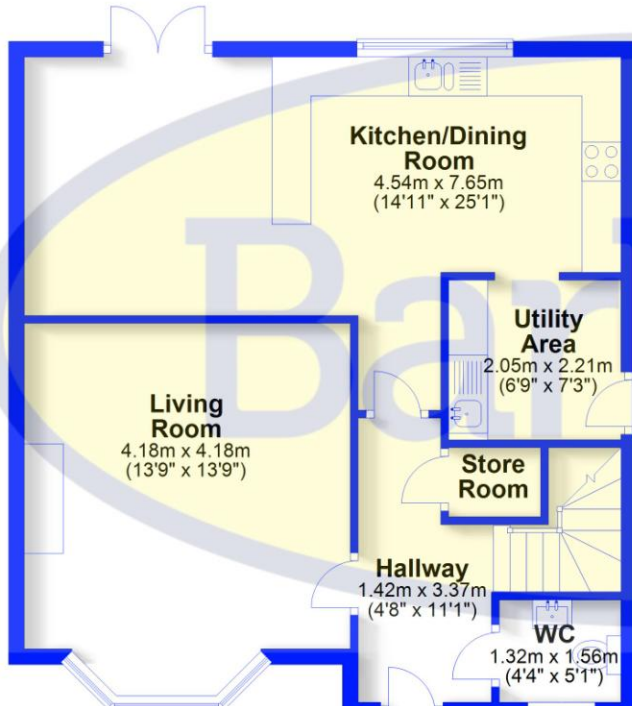
DIRECTIONS: From office turn right onto Maer Lane and follow the road into the village of Norton in Hales. After the Jubilee Village Hall on the left-hand side, take the next turning right into Pear Tree Croft. Follow the road round where you will find the property on the right-hand side.

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.

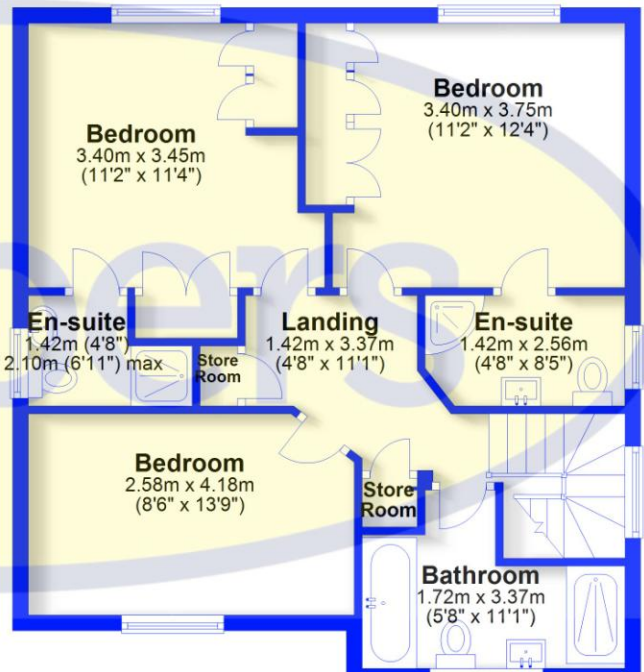
Ground Floor

Approx. 60.8 sq. metres (654.8 sq. feet)



First Floor

Approx. 60.5 sq. metres (651.6 sq. feet)



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.

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