



Helping *you* move



The Orchards, Gravenhunger Lane, Woore, CW3 9RF

The Orchards is a large, impressive Detached Property that just oozes character and charm and offers you Five Bedrooms, Three Reception Rooms, Double Garage and a large Garden Plot - and is offered to the market with No Upward Chain.

Offers in the Region of
£625,000

Overview

- Five Bedroom Detached House over Three Floors
- No Upward Chain
- Entrance Hall, Cloaks/WC, Snug, Kitchen, Utility
- Living Room, Dining Room, Conservatory
- Principal Bedroom with En Suite
- Two Double Bedrooms, Bathroom, Office, Hobby Room
- Two Bedrooms & Dressing Room to 2nd Floor
- Double Garage, Laundry Room, Driveway Parking



Brief Description

To the ground floor, the Porch opens to the Reception Hall with a door to the Cloakroom/WC, Snug/TV Room, spacious Breakfast Kitchen with a good range of oak Shaker-style units and an electric Aga which is included in the sale. Off the Kitchen is the Utility/Parlour, an inner Hallway which leads to the Double Garage and the Laundry Room. The Lounge has a wealth of original beams, oak flooring, LPG stove housed in an inglenook fireplace, and French doors to the Conservatory – and the Dining Room has the same quality feel as the Lounge with French doors out to the Garden.

To the first floor are two Double Bedrooms and the Family Bathroom with both a bath and shower, Home Office and Hobby Room – and then onto the very generous Principal Bedroom with and a smart, fully tiled En Suite with shower and corner bath. To the second-floor is Bedroom Five, a Dressing Room and the spacious Bedroom Four.

Externally, the property is set on a large Garden Plot with a broad gravelled Driveway giving you parking for several vehicles, and a large lawned garden surrounded by mature trees and hedgerow, with patio area, an apple orchard and large garden shed.

Location

The closest village to the property is Woore which has a Village Store with Post Office, Primary School, Village Hall, Pub, Tennis and Cricket Club and more facilities can be found in Audlem and Loggerheads. Madeley and Market Drayton both have Secondary Education Schools - and Market Drayton having a good range of supermarkets, shops and sporting facilities.



Your Local Property Experts

01630 653641



Useful Information

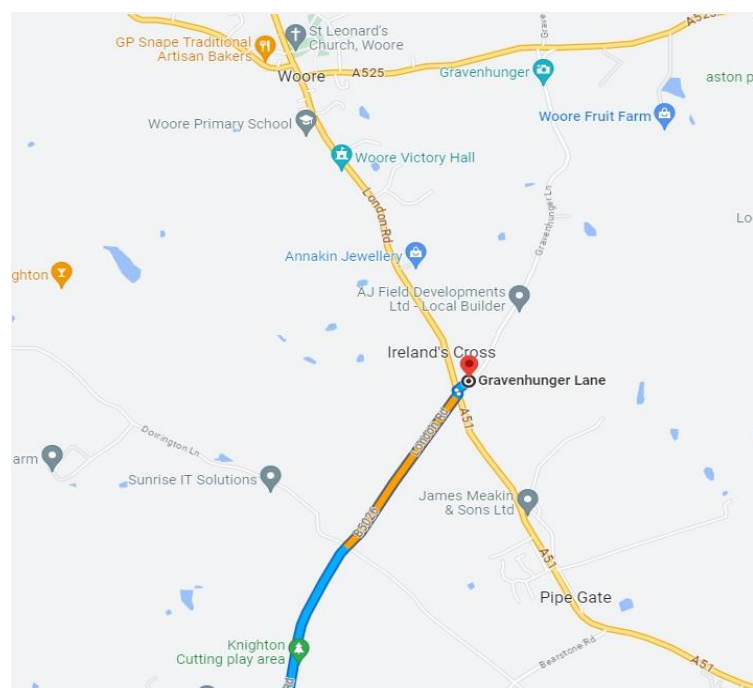
TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that XXXX services 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, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

COUNCIL TAX BAND: F

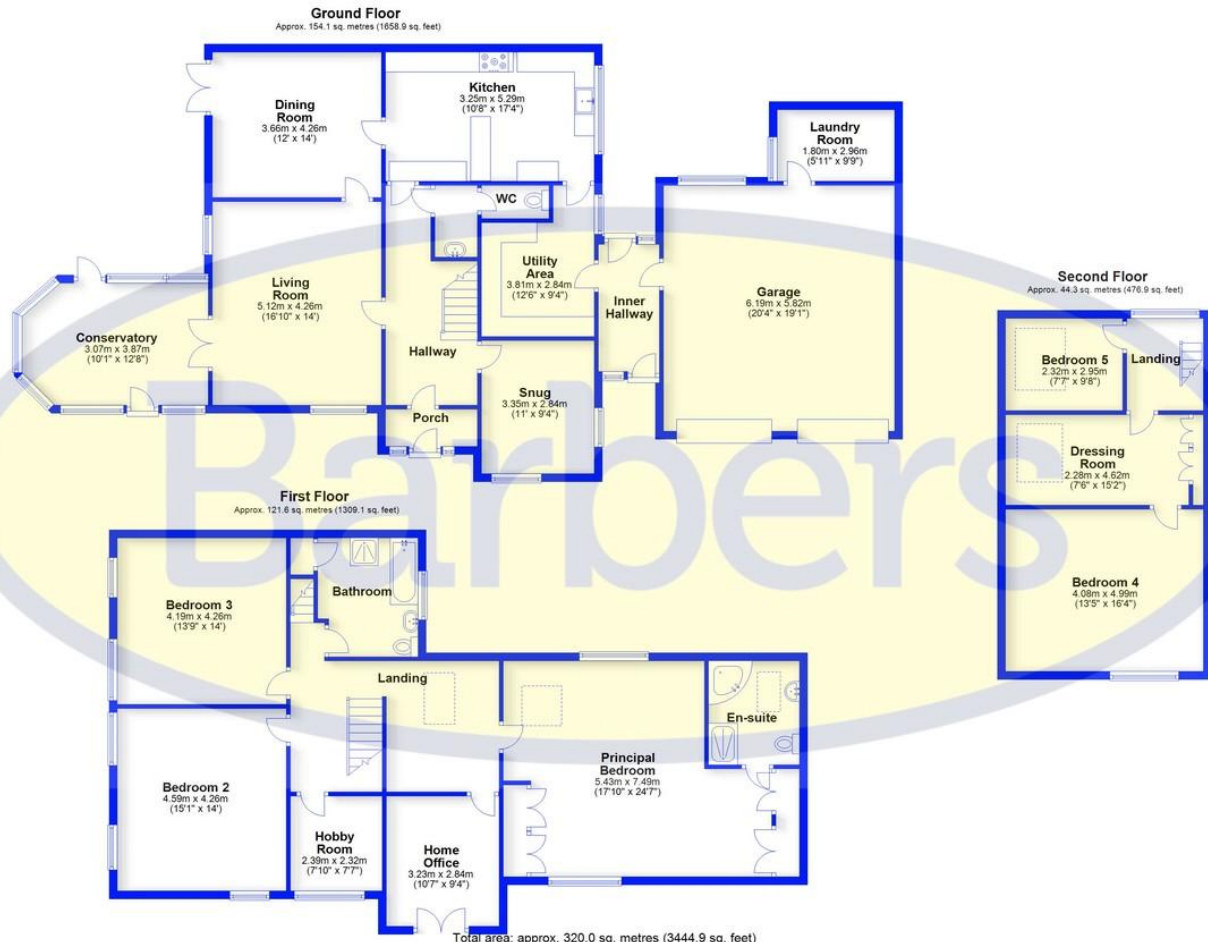
EPC RATING: E



DIRECTIONS: From Market Drayton take the A53 towards Loggerheads, turning left on B5415 signposted to Woore. At the T-Junction turn left and travel through the village of Knighton. At the crossroads, go straight over on to Gravenhunger Lane and the property is the first house on your left 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.



Plan produced by www.firstproperty-services.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. 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.

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