



Helping *you* move



1 Church Villas, Betley, CW3 9AS

This is a pretty, nicely presented Three Bedroom Semi-Detached Cottage just a few minutes walk from the heart of Betley Village - with the added benefit of off-road Parking and being offered to the market with No Upward Chain.

Offers In Excess Of
£325,000

Overview

- Three Bedroom Semi-Detached Cottage
- No Upward Chain
- Nicely Presented Throughout
- Entrance Hall, Lounge, Dining Room
- Kitchen, Utility, WC/Cloakroom
- Three Double Bedrooms, En Suite, Bathroom
- Off Road Parking, Enclosed Rear Yard
- Council Tax Band – C
- EPC Rating - D



Brief Description

Very nicely presented throughout, to the ground floor the accommodation comprises of a small Entrance Hall, cosy Lounge, Dining Room with laminate flooring and a feature fireplace, a spacious Kitchen with some built-in appliances including single oven with gas hob and extractor fan over, a pantry cupboard, a separate Utility/Boiler Room and WC/Cloakroom. To the first floor are three Double Bedrooms, one with fitted wardrobes and an En Suite, two further Bedrooms and a great size Bathroom with P-shaped bath with shower over.

Externally, there is ample off-road parking to the side of the property and a lovely paved rear Yard.

Location

Betley is a village and civil parish in the Newcastle district of Staffordshire, England, about halfway between Newcastle-under-Lyme and Nantwich. It has a Pub, Village Store, Post Office, Village Hall and Primary School.

This property is just a two-minute walk into the centre of Betley Village, and a five minutes' drive to M6 Junction 16. The nearby towns of Nantwich and Newcastle-under-Lyme offer a wider range of shops and facilities, and the closest secondary school is Madeley High.



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 all mains services and gas central heating 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: Newcastle-under-Lyme Borough Council

TENURE: We are advised that the property is Freehold – the Buyer's Solicitor will confirm this.



DIRECTIONS: Approaching Betley on the A531 New Road from Madeley, follow the road through Wrinehill keeping the Hand & Trumpet Pub on your left, and continuing on into Betley Village. Turn right into The Butts and the property is approximately 50 metres on your left.

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.

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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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www.barbers-online.co.uk