



Helping *you* move



The Old Coach House, Knighton, TF9 4HJ

This pretty Two-Bedroom Detached Cottage is full of character and charm, and offers you two good-size Reception Rooms and two Bathrooms, and is set on a plot of approximately one acre, giving you a generous Garden, plenty of Parking and a small adjoining Paddock - and is offered to the market with No Upward Chain.

Offers In Excess Of
£475,000

Overview

- Two Bedroom Detached Character Cottage
- No Upward Chain
- Approximately One Acre Plot
- Kitchen, Utility, Ground Floor Bathroom
- Lounge and Dining Room
- Two Double Bedrooms, Bathroom
- Detached Garage, Driveway Parking
- Gardens to Front and Rear
- Approximately 3/4 Acre Paddock
- Council Tax Band – E, Energy Rating - D



Brief Description

The Kitchen has a modern, Shaker-style Kitchen with ceramic sink, integrated single oven with electric hob and extractor fan over, feature exposed brick wall and quarry tiled floor tiles which continue through to the Utility and the Inner Hallway. There's a generous sized Lounge with dual-aspect French doors and a cast iron log burner set in a feature stone fireplace, a ground floor Bathroom and the Dining Room, with painted floorboards and French doors out to the rear Garden.

A turning staircase - which is open to the Utility - leads up to the first floor Landing. To your left is a generous double Bedroom with eaves storage, and to your right is the second Bathroom with a wall of wardrobe storage which leads onto Bedroom Two - another good-size double room.

Externally, there's a gravelled Driveway, detached Garage, Gardens to front and rear, and a small Paddock.

Location

Knighton is a hamlet on the Shropshire/Cheshire/Staffordshire borders, with the closest villages being Woore and Loggerheads - both with Primary Schools, local stores, pubs and a Post Office and the closest Doctors are in Ashley, Madeley or Audlem.

There are more facilities and High Schools in Madeley, Market Drayton, Nantwich and Newcastle-under-Lyme, and the M6 Junctions 15 & 16 are both approximately 30 minutes away, with mainline railway stations at Crewe, Stoke-on-Trent and Stafford.



Your Local Property Experts

01630 653641



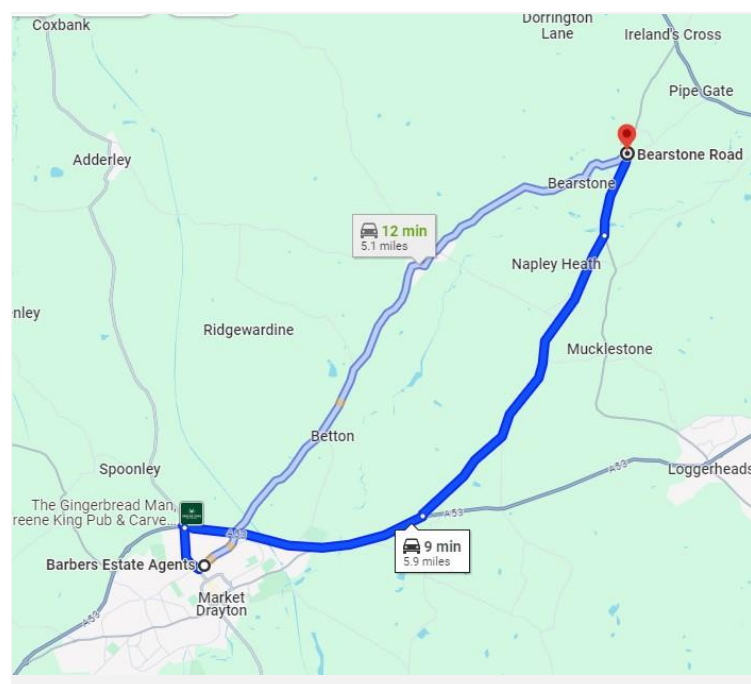
Useful Information

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 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, Staffordshire. 01782 717717

TENURE: Freehold – this will be confirmed by the Vendor's Solicitor during Pre-Contract Enquiries.



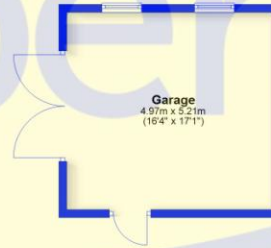
DIRECTIONS: Market Drayton take the A53 towards Loggerheads, turning left at the Red Bull junction. After 2.8 miles at the T-Junction turn left signposted to Knighton and Woore. Travel up the hill and then down, turning immediately left after The White Lion pub and then right into the property's driveway.

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.



Barbers



Total area: approx. 132.5 sq. metres (1426.1 sq. feet)

Plan produced by www.fmlpropertyservices.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 Planity.



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

**BARBERS ESTATE AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk**



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.