



Helping *you* move



Windward, 4 Eaton Court, TF9 2BX

A beautifully presented, character Three Bedroom Semi-Detached Barn Conversion on a private development, with Dining Kitchen, Principal Bedroom with En Suite and a generous Garden with Far Reaching Countryside Views.

Offers In Region Of
£475,000

Overview

- Three Bedroom Semi-Detached Character Barn Conversion
- Entrance Hall, Cloaks/WC
- Open Plan Dining Kitchen, Spacious Lounge with Fireplace
- Impressive Principal Bedroom with En Suite, Two Further Bedrooms, Bathroom, Office Space to Landing
- Underfloor Heating to Ground Floor
- Courtyard and Generous Mature Lawned Gardens
- Council Tax Band – E
- Energy Rating E



Brief Description

The welcoming Reception Hall has a smart tiled floor and a glass balustrade and off the Hall is the Cloakroom/WC. The spacious Living Room has a feature brick fireplace and French doors out to the garden, and the Dining Kitchen has Shaker-style units with central breakfast bar island, double Belfast sink with hot water tap, integrated dish washer, washing machine, space for a large American-style fridge freezer, an electric Fisher & Paykel range and a larder cupboard.

To the first floor, the sense of space continues with high vaulted ceilings, skylights, beams and ceiling spotlights. The Principal Bedroom is a very generous room with an En Suite Shower Room with walk-in shower. Bedroom Two is another generous double bedroom with fitted wardrobes and Bedroom Three is a small double room and completing the accommodation is the Bathroom which has a bath with shower over, hand wash basin and WC.

To front of the property is a landscaped courtyard garden which leads to a large lawned garden with mature rose and herbaceous borders, composite deck, green house, shed and far-reaching countryside views. There is a single Garage and communal parking.

Location

Situated in the sought after village of Eaton Upon Tern - an idyllic rural location with the market towns of Newport, Market Drayton and Wellington all within approximately 8 miles.

More comprehensive shopping, leisure and employment facilities offered by Telford and Shrewsbury, and the A41 provides easy access to the West Midlands road network



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, LPG central heating, septic tank drainage and bore hole water 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



DIRECTIONS: From Market Drayton take the A529 Hinstock Road. After 3.5 miles turn right on Mill Green. At the crossroads with the A41 go straight over on to Hatton Road into Childs Ercall. Turn left on Village (Newport) Road and first right on Eaton Road. At the T-Junction turn left and after approximately 600 yards turn right into the Eaton Court and the property is in the far corner to your left.

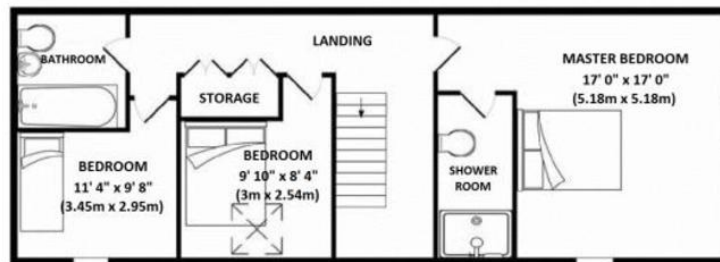
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. 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.

Barbers



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Floor Plan
Not to Scale
Please use as a
Guideline Only



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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,
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