



Helping *you* move



34 Dutton Close, Stoke Heath, TF9 2JW

This is a nicely presented Three Bedroom Semi-Detached House with a spacious Living Room and separate Dining Room, enclosed rear Garden and off-road Parking for several cars.

Offers In Excess Of
£200,000

Overview

- Three Bedroom Semi-Detached House
- Entrance Hall, Kitchen, Utility and Porch Store Room
- Spacious Living Room, separate Dining Room with French Doors
- Two Double and One Single Bedrooms
- Bathroom with separate WC
- Good-Size Rear Garden
- Driveway Parking to the Front for 2-3 Cars
- Council Tax Band - B, Energy Rating - C



Brief Description

The Entrance Hall has stairs rising to the first floor and to your right is the light and spacious Living Room. The modern Kitchen has a good range of units with space for your washing machine and cooker, and the Dining Room has French doors out to the rear Garden. The Utility has space for a tall fridge freezer and tumble dryer - with one door out to the Garden and another that leads through to the large lean-to Boot Room. Moving to the first floor, and the Bedrooms are set around the Gallery Landing which has Loft access and an airing cupboard housing the gas combination boiler. There are two Double Bedrooms, a Single Bedroom, the Bathroom with bath and wash hand basin and a separate WC.

Heading outside and there's a generous rear Garden that is the ideal spot for catching the afternoon sun, and to the front is a wide Driveway which will give you Parking for at least 2-3 cars.

Location

The development of Dutton Close, Stoke Heath is in a semi-rural location to the edge of Tern Hill where you'll find a Primary School, Local Convenience Store, Petrol Station with mini-Waitrose, Restaurant, popular Fish & Chip Shop and a Sports Centre.

Situated approximately 5 and 9 miles from the towns of Market Drayton and Newport which both offer a more comprehensive range of shopping and leisure amenities. Larger towns within commuting distance include Shrewsbury, Telford and Newcastle under Lyme. The property is well positioned for commuter routes having easy access to the A41.



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: Shropshire Council
Tel: 0345 678 9002

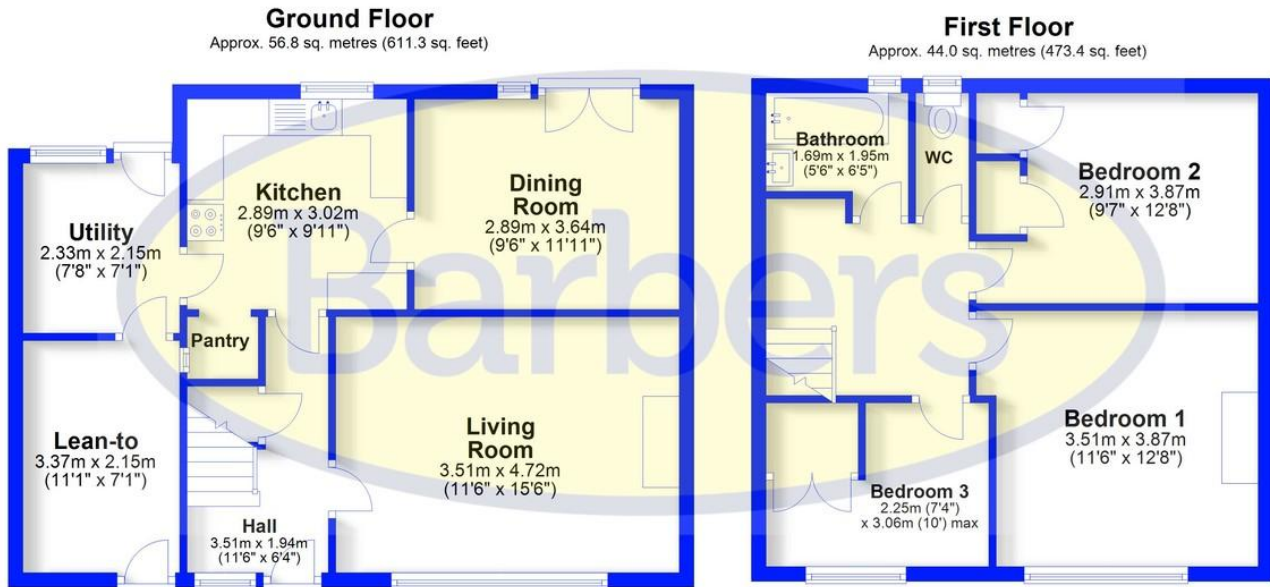
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From Market Drayton take the A53 to Tern Hill, then turn left on A41, right on Warrant Road and just before the Maurice Chandler Sports Centre turn left onto Dutton Close where the property is approximately 300 meters on your right.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.



Total area: approx. 100.8 sq. metres (1084.7 sq. feet)

Plan produced by www.firstpropertyservices.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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