



Helping *you* move



## 1 Poplar Close, Longford, TF9 3PW

This smart, modern Five Bedroom Detached House is offered to the market with No Upward Chain - and is set on a small gated development, with an impressive Open Plan Kitchen/Family Room, Principal Bedroom Suite and Double Garage.

Offers In Region Of  
**£695,000**

# 1 Poplar Close, Longford Nr Market Drayton, TF9 3PW

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## Overview

- Detached Five Bedroom House
- Gated Residential Development
- No Upward Chain
- Reception Hall, Guest WC, generous Lounge, Impressive Open Plan Kitchen/Family Room
- Principal Bedroom Suite with stylish En Suite Bathroom
- Four Further Double Bedrooms, Bathroom, Shower Room
- Detached Double Garage, large Rear Garden
- Council Tax band - F, Energy Rating - F



## Brief Description

To the ground floor is the Reception Hall with a feature oak and glass turning staircase, the Guest Cloakroom and the Lounge which has dual aspect windows plus French doors and a feature brick inglenook fireplace. The Dining Kitchen/Family room has French doors and bi-folding doors, an excellent range of modern units including a kitchen island with a Neff hob with an extractor fan over, and integrated fridge, freezer, dishwasher, oven and microwave. Off the Kitchen area is the large Utility.

Moving to the first floor and the Bedrooms are set around the light and spacious Gallery Landing which has a large airing cupboard store. All the Bedrooms are Double Bedrooms with Bedrooms 2 and 3 sharing a Jack'n'Jill Shower Room, and there's a smart Bathroom with both a bath and corner shower. To the top floor is the Principal Bedroom Suite with walk-in wardrobe and a stylish En Suite with free-standing bath and walk in shower.

Externally, there's a detached Double Garage with electric roller doors and a large rear Garden with patio.

## Location

The property is set on a small, gated development in the hamlet of Longslow, with far-reaching countryside views which give you a good degree of privacy and a real sense of country living - yet it is only a short distance from the busy market town of Market Drayton. Here you'll find a good range of shops, supermarkets, schools and facilities including a large medical practice and an indoor swimming pool.



Your **Local** Property Experts

01630 653641



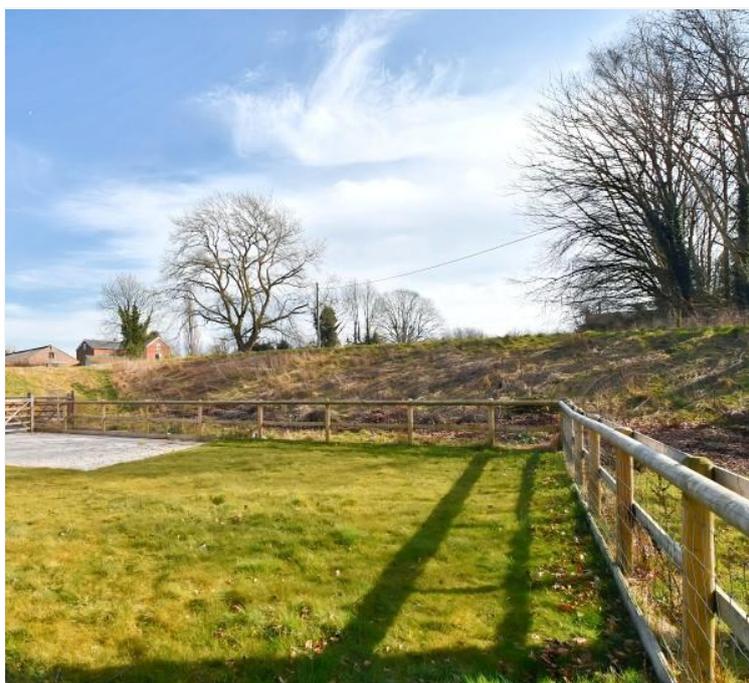
## Useful Information

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

**SERVICES:** We are advised that mains water and electricity services are available, with sewerage treatment plant with soakaway drainage and Air Source heating. 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

**TENURE:** We are advised that the property is Freehold.



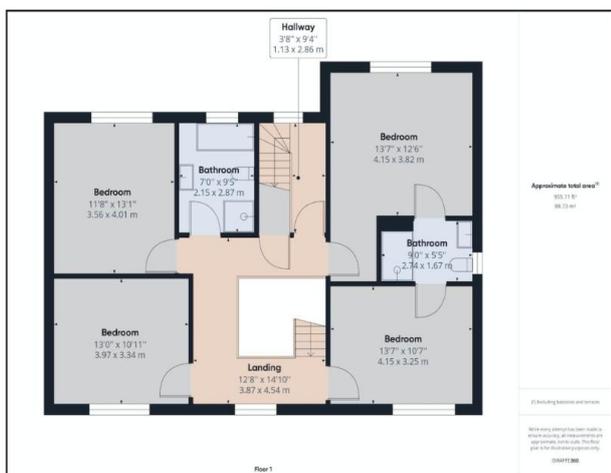
**DIRECTIONS:** From Market Drayton take the A53 towards Tern Hill and, at the Muller roundabout, take the first exit and then left at the mini roundabout on Longford Road. Follow the road into the hamlet of Longford and turn right at the T-junction and Poplar Close is the next turning on your right - No 1 can be identified by our For Sale sign.

**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.



**This Floor Plan is Not to Scale**  
Measurements are Approximate  
Please use as a Guideline to Layout only



## 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.

**BARBERS ESTATE AGENT: Tower House, Maer Lane, Market Drayton, Shropshire TF9 3SH**  
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