



Helping *you* move



8 The Drumble, Moreton Say, TF9 3RT

A beautifully presented Semi-Detached House set on a large Garden Plot with far reaching Countryside Views, an Open Plan Lounge/Dining Room with Bi-folding Doors and a Principal Bedroom with En Suite.

Offers in the Region of

£318,500

Overview

- Three Bedroom Semi-Detached House in a lovely Rural Location
- Far-Reaching Countryside Views
- Entrance Hall, Kitchen, Utility/Boot Room, Guest WC
- Open Plan Dining Lounge with Bi-Folding Doors, Additional Reception Room/ Bedroom
- Principal Bedroom with En Suite, Double Bedroom, Bathroom
- Large Rear Garden with Timber Deck & Kitchen Garden
- Paved Patio, Plenty of Parking
- Council Tax Band - B, Energy Rating - D



Brief Description

To the ground floor is the Hallway which has a smart oak and glass staircase, a large Utility/Boot Room off which is the Guest WC and the additional reception room/bedroom. The Kitchen has an excellent range of Shaker-style units with integrated oven with hob and extractor fan over, dishwasher and fridge freezer, and a log burner that's shared with the Lounge Diner. The Lounge Diner itself is a super light and welcoming space, with wide bi-folding doors out to the garden.

To the first floor is the Principal Bedroom and an En Suite Shower Room, a further double Bedroom and the Bathroom with an electric shower over the bath. The property also benefits from underfloor heating to most rooms.

The rear Garden is impressive, with a large patio entertaining space and then steps lead up to the large lawn with a kitchen garden with raised beds and a timber deck

To the front is the wide gravelled driveway and garden - and the most wonderful views out over local farmland.

Location

Moreton Say is a rural hamlet just four miles from Market Drayton, a busy market town with a weekly street market every Wednesday whose charter dates back to 1245.

The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs, and access to the Shropshire Union Canal.



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 water, drainage and electricity services are available, with oil-fired central 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
Tel: 0345 678 9002

TENURE: We are advised that the property is Freehold.



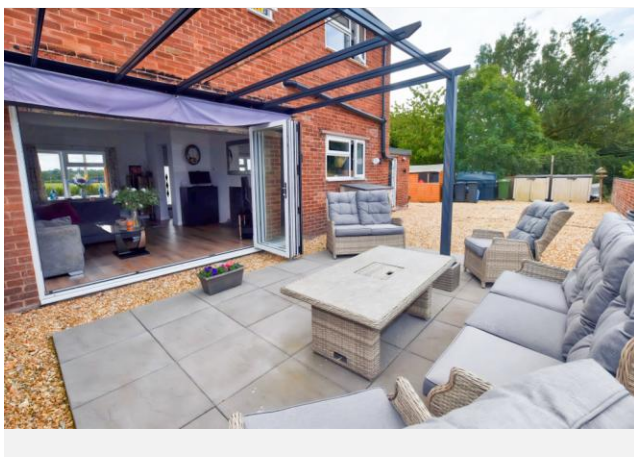
DIRECTIONS: From Market Drayton take the A53 towards Shrewsbury and turn right at Tern Hill roundabout on the A41. After approximately 1.1 miles - just before the road becomes a dual carriageway - turn right to Moreton Say and the property is approximately 0.5 miles on your left and can be identified 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.

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Barbers



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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Barbers