



Helping *you* move



Holmleigh, Marsh Lane, Cheswardine, TF9 2SF

Offered to the market with No Upward Chain is this light and spacious Three Bedroom Detached Bungalow set on a generous Garden Plot and in an enviable rural location to the edge of Cheswardine Village.

Offers In Region Of
£500,000

Overview

- Three Bedroom Detached Bungalow with Countryside Views
- ****NO UPWARD CHAIN****
- Entrance Porch, Reception Hall
- Large Lounge, Living Room & Breakfast Kitchen
- Principal Bedroom with En Suite Shower Room, Two Further Bedrooms, Bathroom
- Large Front & Rear Gardens, Double Garage, Utility, Driveway Parking
- Council Tax Band - E, Energy Rating - D



Brief Description

Offered to the market with No Upward Chain, Holmleigh would benefit from a little updating but has enormous potential to be a wonderful family home.

The accommodation includes the front Porch that opens to the wide and welcoming, central L-Shaped Hall, three Bedrooms including the Principal Bedroom which has a large En Suite Shower Room and the Bathroom. There's a spacious Lounge, a Sitting Room with French doors out to the rear Garden, and the large Breakfast Kitchen has a good range of traditional units with space for your cooker and fridge.

The property sits on a large Garden plot, with a gravelled Driveway sweeping up through the front lawn to the Double Garage, giving you the potential to comfortably park 3-4 vehicles. Within the Garage space is the Utility and a Gardener's Loo. A wrought iron gate opens to the rear Garden which has a green house and a large central lawn surrounded by mature trees and hedges.

Location

Cheswardine is a village in North Shropshire and provides good local amenities including a Primary School, a Parish Hall, Bowling Green, Playing Fields, Church, Community Village Shop and two pubs - the Red Lion, and the Fox and Hounds - which serve food.

The village is approximately 4 miles from Market Drayton and 7 miles from Newport - both busy market towns with High Street stores, smaller specialised shops and indoor markets.



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 water and electricity services are available, with oil central heating and septic tank drainage. 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

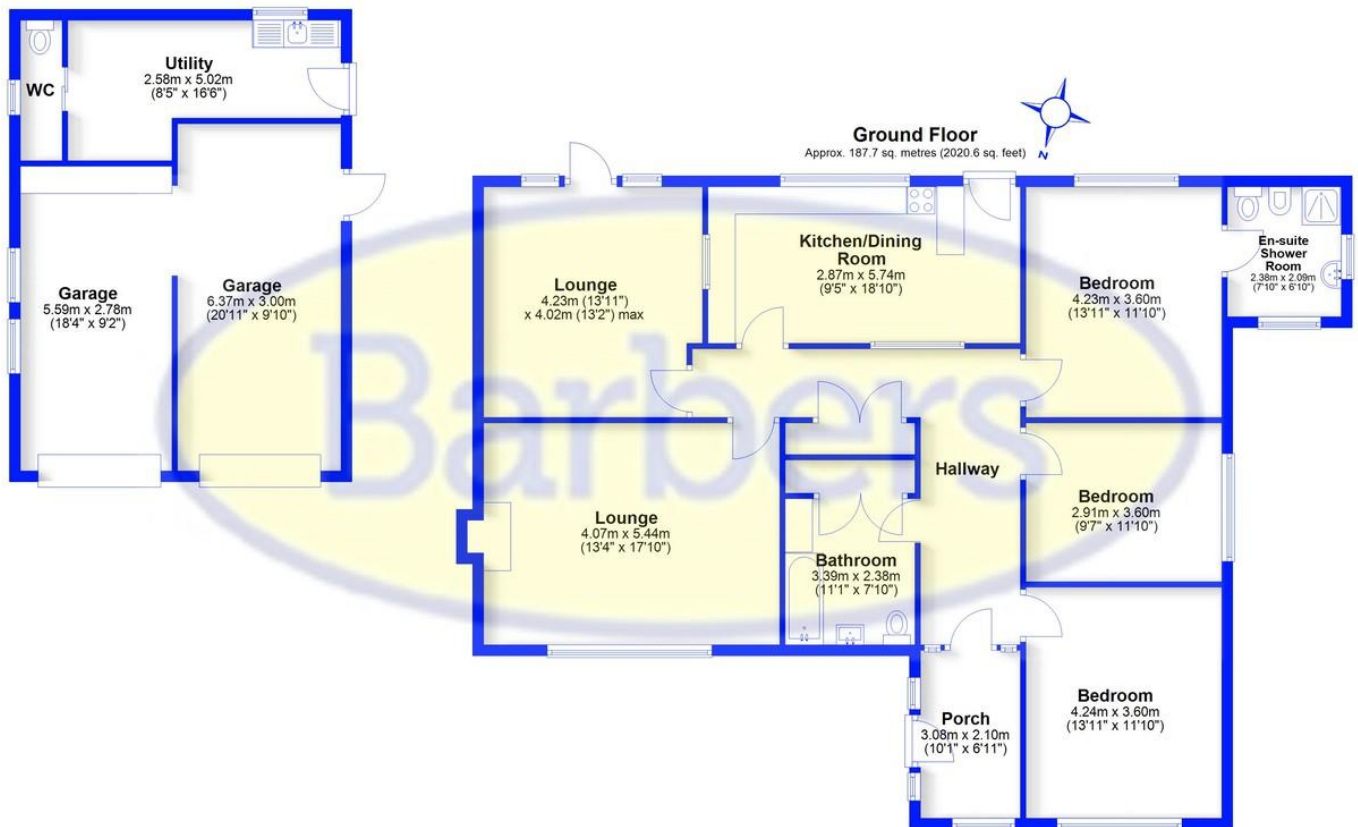
TENURE: Freehold



DIRECTIONS: From Market Drayton take the A529 Hinstock Road and after 3 miles bear left on Haywood Lane. Follow the Lane into Cheswardine and travel along the High Street and after 0.3 miles turn left on Marsh Lane where, after 0.2 miles, the property will be on your right and can be identified by our For Sale sign.

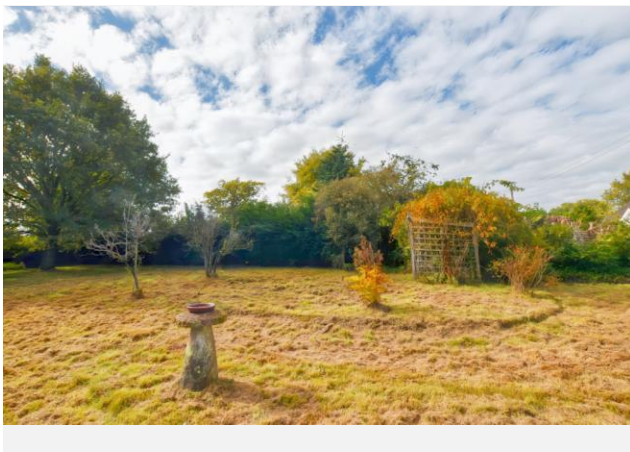
INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

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.



Total area: approx. 187.7 sq. metres (2020.6 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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