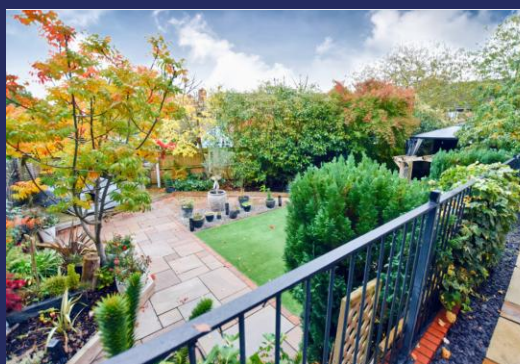




Helping *you* move



Morel Cottage, High Heath, TF9 2ST

A beautifully presented Three Bedroom Detached Cottage with a spacious Lounge and a smart, modern Dining Kitchen, a landscaped rear Gardens and secure gated Driveway Parking.

Offers In Excess Of
£450,000

Overview

- Beautifully Presented Three Bedroom Detached Cottage
- Edge of Village Location
- Front Porch, Entrance Hall, Guest WC, Generous Lounge, Snug with Bi-Fold Doors to rear Garden
- Modern Dining Kitchen with Breakfast Bar
- Principal Bedroom with En Suite, Two Further Bedrooms, Bathroom
- Rear Garden with Timber Pergola, Secure Gated Parking
- Council Tax Band - D, Energy Proficiency Rating - C



Brief Description

To the ground floor is the Porch, the Hallway off which is the Guest Cloakroom and spacious Lounge with an electric log burner-style fire sits within a traditional inglenook fireplace, the stylish Dining Kitchen, with integrated appliances including oven, microwave, hob with extractor, dishwasher, and space for an American-style fridge freezer and smart Karndean flooring. An archway leads to the Utility Room and a delightful Snug with bi-folding doors. To the first floor is the Principal Bedroom with En Suite and walk-in wardrobe, Bedroom Two with a wall of mirrored wardrobes, and Bedroom Three is a small double room, ideal for guests or a home office – and a stylish Family Bathroom completes the accommodation.

Outside, the rear garden has mature trees and borders framing a low-maintenance artificial lawn. A large York stone patio, timber deck with pergola, and ornamental fishpond. To the front, double gates open to a wide driveway with parking for 2–3 cars, an EV charging point and a useful Garage store.

Location

The property is situated to the edge of the popular village of Hinstock - which is almost equidistant between the Shropshire market towns of Market Drayton and Newport. The village offers an historic Church, Primary School and Nursery, a Community Run Pub, Village Hall, Snooker Hall, Post Office/Country Store and a Cricket Club.

The excellent access to the A41 means that Whitchurch, Telford, Shrewsbury and Stafford are within commutable distance, as are rail and motorway links.



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, water and drainage services are available, with solar panels and LPG gas 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

TENURE: We are advised that the property is Freehold.

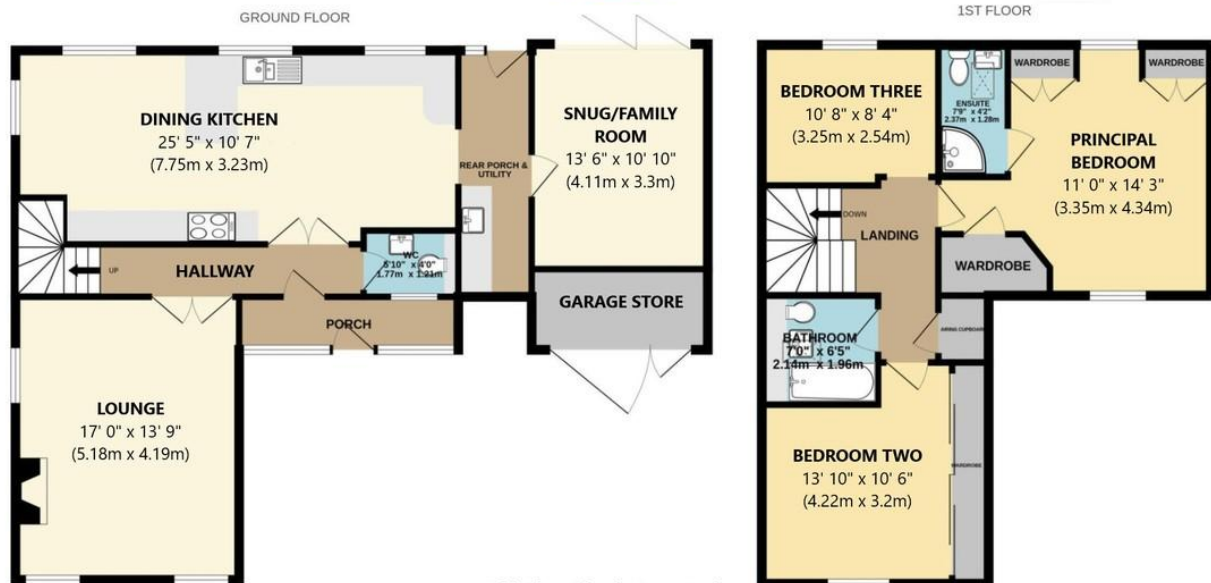


DIRECTIONS: From Market Drayton take the A53 to Tern Hill and turn left at Tern Hill Roundabout on the A53. After 6.7 miles turn left on Villa Farm Close and first left where the property will be on your right and can be identified by our For Sale sign.

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.

Barbers

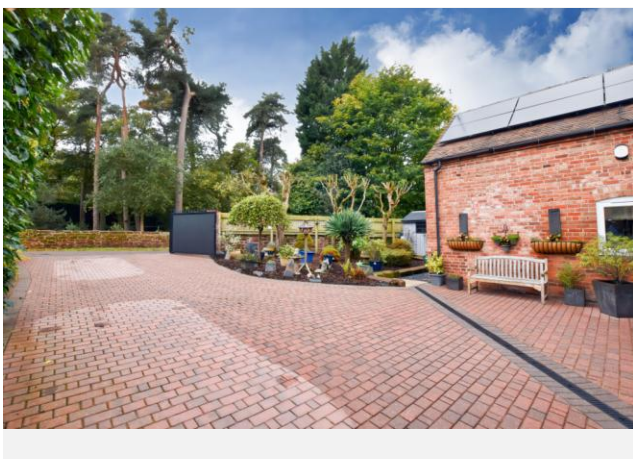


This Floor Plan is Not to Scale

Please use as a Guide to Layout Only

TOTAL FLOOR AREA: 1569 sq.ft. (145.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix 62025



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,
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Email: marketdrayton@barbers-online.co.uk

Barbers