



Helping *you* move



Highfield, Garden City, TF9 3QB

Offered with No Upward Chain is this nicely presented, light and spacious Four Bedroom Semi-Detached House with two Reception Rooms, a generous lawned Garden and Off Road Parking for several vehicles.

Offers In Region Of
£350,000

Overview

- Extended Four Bedroom Semi-Detached House
- No Upward Chain
- Entrance Hall, Lounge & Sitting Room,
- Open Plan Dining Kitchen, Utility, Ground Floor Shower Room
- Three Double Bedrooms, a Single Bedroom, large Bathroom
- Generous Rear Garden
- Driveway Parking for Several Vehicles
- Council Tax Band - D, Energy Rating - D



Brief Description

As you enter the property, you are greeted by a welcoming Entrance Hall with exposed floorboards and to your right is the Living Room with shutters to the bay window and a feature gas fire in an oak surround. The fireplace to the Sitting Room complements the one in the Living Room, giving you two spacious but cosy living rooms. To the rear of the property is a spacious Open Plan Dining Kitchen with an excellent range of units, a five-burner Rangemaster stove, and space for a tall fridge freezer. Off the Dining Area is the Utility with a door to the side of the property, and the Shower Room.

To the first floor are three Double Bedrooms, a generous Single Room and a spacious Bathroom with a spa bath with shower over. The Gallery Landing has a airing cupboard and a drop-down ladder leads to a fully boarded out loft space with light and power.

Externally, there is a Driveway plus additional private parking and a good-sized lawned rear Garden.

Location

Situated within an established residential area in Tern Hill, which has local convenience stores, a primary school, sports centre and petrol station with a local Waitrose, along with the Army Barracks and RAF base. With excellent access to the A41 and A53,

Market Drayton is the closest town with Medical Centre, Schools, Shops and Facilities. Newport and Whitchurch are approximately nine miles and Shrewsbury, Telford and Newcastle under Lyme are in commuter reach.



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 are available with 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
Tel: 0345 678 9002

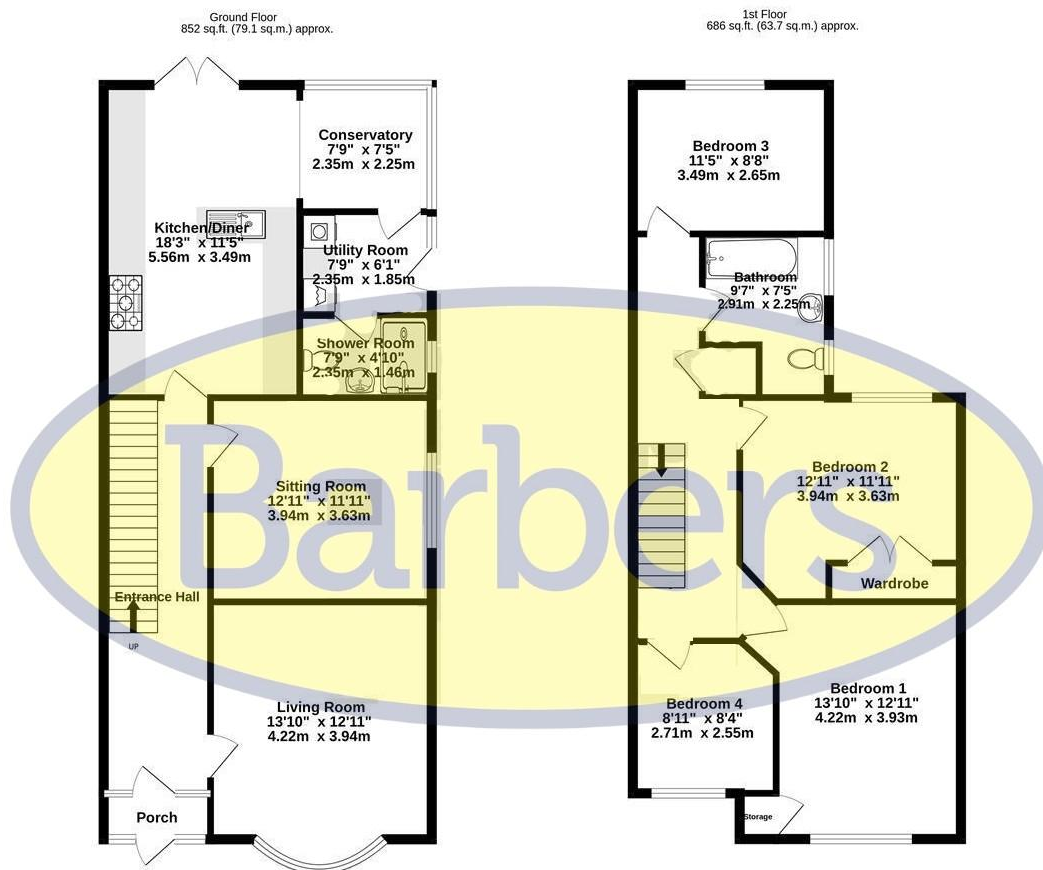
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From Market Drayton take the A53 to Tern Hill, turning left at the roundabout on the A41 towards Newport. After approximately 0.5 miles turn left onto Garden City and left again where the property is located 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.



This Floor Plan is Not to Scale

Please use as a Guideline to Layout and all measurements and placements are approximate

TOTAL FLOOR AREA: 1537 sq.ft. (142.8 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.
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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
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

