



Helping *you* move



28 Langley Dale, Market Drayton, TF9 2DX

Set on a generous Garden plot with wonderful countryside views, this Four Bedroom Semi-Detached House offers you the flexible accommodation that's just perfect for modern family life.

Offers In Excess Of
£325,000

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Overview

- Four Bedroom Semi-Detached Property
- Dining Kitchen, Lounge with Log Burner, Dining Room
- Ground Floor Shower Room & Bedroom
- Three Further Bedrooms, Family Bathroom
- Large Garden Plot, Covered Timber Deck, Detached Double Garage, Workshop, Brick Store, Timber Shed
- Council Tax Band - C, Energy Rating - TBC



Brief Description

The front door opens to the Porch and then through to the Hall with stairs up to the first floor and to your left is the generous Lounge with a log burner set in an inglenook fireplace. The Breakfast Kitchen has a good range of units with space for your oven, dishwasher, washing machine and a tall American-style fridge freezer, a useful Pantry cupboard and a door out to the rear covered deck. The second Reception Room has French doors out to the Garden and a Shower Room, with a door leading through to Bedroom Three - making this the ideal layout for multi-generational living

To the first floor are two further Double Bedrooms, a Single Bedroom currently used as an office and the Family Bathroom with an electric shower over the bath.

The generous rear Garden has a large lawned area, a brick built Gardener's Loo, a large timber shed with light and power, a log store, a further large Workshop and Double Garage and a Potting Shed.

Location

The hamlet of Stoke on Tern has a Primary School and Village Hall, and towards Tern Hill and Rose Hill are a Local Convenience Store, Petrol Station with mini-Waitrose, Restaurant, popular Fish & Chip Shop and a Sports Centre.

Situated approximately 5 and 9 miles from the towns of Market Drayton and Newport which both offer a more comprehensive range of shopping and leisure amenities.



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, 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 go straight over the roundabout at Tern Hill to stay on the A53 and after 4.1 miles turn left to Stoke on Tern. After 1.2 miles the property is on your left just after the turning into Langley Dale and can be identified by our For Sale sign.

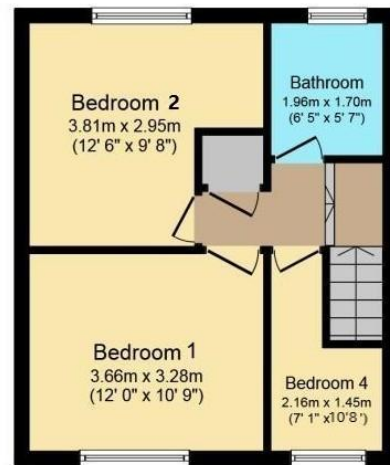
INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

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



Ground Floor



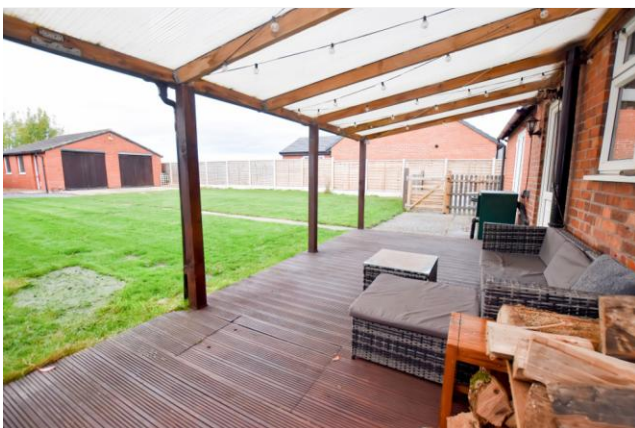
First Floor

This Floor Plan is Not to Scale

Please Use as a Guideline to Layout Only

Total floor area 89.0 sq. m. (958 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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

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