



Barbers

Colehurst Grange, Colehurst



Colehurst Grange, Colehurst, Market Drayton, Shropshire, TF9 2JB

£423,000

PROPERTY

This lovely family home offers a wide range of outstanding features. The living accommodation comprises; an entrance hallway, cloakroom with wc, lounge, study, office, breakfast kitchen, utility room and a conservatory. Onwards to the first floor you will find a master bedroom with en-suite shower room, a further three generous sized bedrooms and family bathroom. Externally you will find large landscaped gardens with views of the stunning surrounding countryside. Also boasting paddocks, a stable block and a garage providing ample off road parking. We highly recommend a viewing of this fantastic property and its location sooner rather than later!

LOCATION

Colehurst is approximately 4 miles from Market Drayton which offers a variety of amenities including schools, specialist street shops, super markets, restaurants and heath and leisure facilities which include a number of interesting nature walks and renowned golf clubs. Local points of interest include the Shropshire Union Canal, Colehurst Manor Wedding Venue, the nearby RAF base at Tern Hill and the ancient weekly street market in Market Drayton.

ACCOMMODATION

ENTRANCE HALLWAY

15' 0" x 8' 0" (4.57m x 2.44m)

STUDY

15' 0" x 12' 11" (4.57m x 3.94m)

LOUNGE

18' 0" x 14' 11" (5.49m x 4.55m)

OFFICE

15' 8" x 9' 8" (4.78m x 2.95m)

BREAKFAST KITCHEN

30' 11" x 9' 10" (9.42m x 3m)

UTILITY ROOM

8' 9" x 7' 5" (2.67m x 2.26m)

CLOAKROOM/WC

CONSERVATORY

14' 5" x 12' 10" (4.39m x 3.91m)

RETURNING TO THE HALLWAY – STAIRS TO FIRST FLOOR

LANDING AREA

19' 1" x 8' 0" (5.82m x 2.44m)

MASTER BEDROOM

17' 11" x 14' 10" (5.46m x 4.52m)

BEDROOM TWO

15' 1" x 13' 1" (4.6m x 3.99m)

EN- SUITE SHOWER ROOM

7' 7" x 3' 11" (2.31m x 1.19m)

BEDROOM THREE

14' 10" x 9' 11" (4.52m x 3.02m)

BEDROOM FOUR

13' 8" x 8' 9" (4.17m x 2.67m)

DRESSING ROOM

9' 10" x 5' 0" (3m x 1.52m)

BATHROOM

10' 7" x 5' 9" (3.23m x 1.75m)

EXTERNALLY

Outside you will find large landscaped gardens with views of the stunning surrounding countryside. Also boasting paddocks, a stable block and a garage providing ample off road parking.



Viewing/Pre-Sales Marketing Advice

By arrangement with the Agents' Office at Tower House, Maer Lane, Market Drayton, Shropshire, TF9 3SH.

Tel: 01630 653641 Email: marketdrayton@barbers-online.co.uk

Directions

From Market Drayton take the Sutton Road out of town and past Market Drayton Golf Club. Continue along this road and then take the second left turning signposted Colehurst where you will find the property just after Colehurst Manor wedding venue.

Services

We are advised that all mains electricity, water and septic tank drainage 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

Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

Tenure

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre - Contract Enquiries. Vacant possession upon completion.

Method of Sale

For Sale by Private Treaty

Disclaimer Property Details

For clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate.

ENERGY EFFICIENCY RATING D-64

MD10164110814

