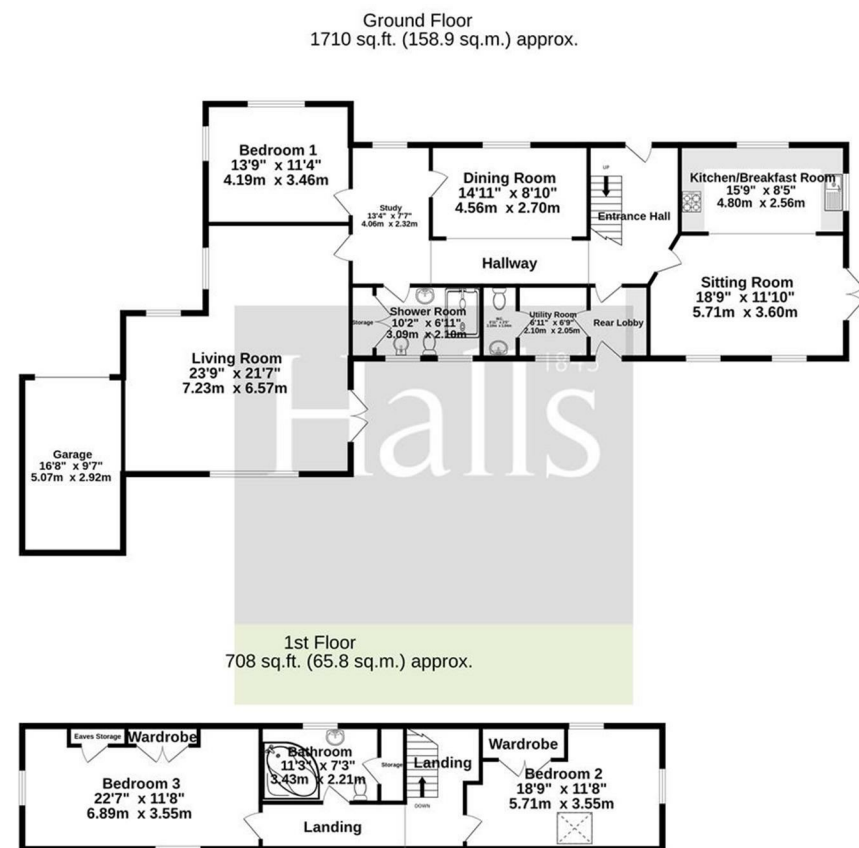


FOR SALE

Briar Croft Crickmerry, Market Drayton, TF9 2BG



FOR SALE

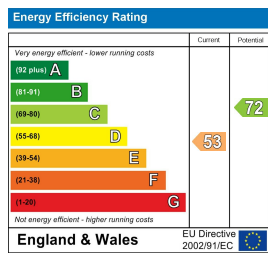
Offers in the region of £499,950

Briar Croft Crickmerry, Market Drayton, TF9 2BG

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Presenting an exceptional opportunity to acquire a substantial detached dormer bungalow in the picturesque rural setting of Crickmerry. This well-maintained property is situated down a peaceful country lane, and features three double bedrooms and two bathrooms, showcasing spacious and versatile living accommodations across two floors.




01952 971800


Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



3 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Substantial Garden
- Total ft² - 2293
- Three Double Bedrooms
- Idyllic Rural Setting
- Large Driveway and Garage
- No Onward Chain

DESCRIPTION

Upon entering, you are greeted by a large entrance hall leading to an open-plan breakfast kitchen and lounge, equipped with traditional units and integrated appliances. The property also boasts a utility room, a separate expansive living/dining room featuring a charming fireplace, a further dedicated dining room, and a study area. A convenient downstairs bedroom and wetroom enhance the practicality of the layout, while the upstairs offers two additional double bedrooms and a further bathroom.

Set on a magnificent plot, the bungalow is complemented by a large garden and a gravel driveway providing ample parking for multiple vehicles. With so much potential, this property invites you to explore its versatile living spaces and make it your own.

SITUATION

Briar Croft is set on a peaceful country lane with amazing views of the surrounding countryside. With Market Drayton just a short five minute drive away there are plenty of amenities including supermarkets, leisure facilities and restaurants. Crickmerry is an idyllic, rural and sought after location perfect for people who like to reax and enjoy the quiet surroundings.

DIRECTIONS

From Wellington follow the A442 towards Whitchurch for around 10 miles. When you get to the Hodnet roundabout take a right turn onto the A53 and proceed to the Tern Hill roundabout. Take a right hand turn onto the A41 and follow the road for around 3 miles. Then take a left hand turn just after Tern Valley Cars onto Sydnall Lane where the property can be found on your right.

GROUND FLOOR

ROOMS

KITCHEN/BREAKFAST ROOM

The built-in kitchen has views out to the front elevation and is almost open plan with easy access through to the sitting room.

SITTING ROOM

The comfortable sitting room has double French doors opening out to the garden.

DINING ROOM

The spacious dining room offers the perfect space for entertaining with views to the front elevation.

STUDY AREA

Versatile and useful space currently being used as a study area.

LIVING ROOM

The colossal living room features a beautiful brick fireplace and also offers double French doors through to the garden

SHOWER ROOM

The downstairs shower room is equipped with a four piece bathroom suite comprising of a toilet, hand basin, bidet and large walk-in shower.

UTILITY ROOM

The utility room offers access through to the downstairs W.C.

W.C.

The downstairs W.C. has both a toilet and hand wash basin.

REAR LOBBY

The rear lobby allows access through to the garden.

BEDROOM ONE

A sizeable double bedroom with dual-aspect windows and fitted carpet.

FIRST FLOOR

BEDROOM TWO

A large double bedroom with fitted wardrobes and fitted carpet.

BEDROOM THREE

A very well-sized double bedroom with views to the rear and side of the property.

BATHROOM

The bathroom is equipped with toilet, hand wash basin and bath facilities.

EXTERNAL

GARDEN

The extensive garden offers beautiful views and plenty of space to relax on patioed floors.

LOCAL AUTHORITY

Shropshire Council.

COUNCIL TAX BAND

Council Tax Band E.

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWINGS

Strictly by appointment with the selling agent.