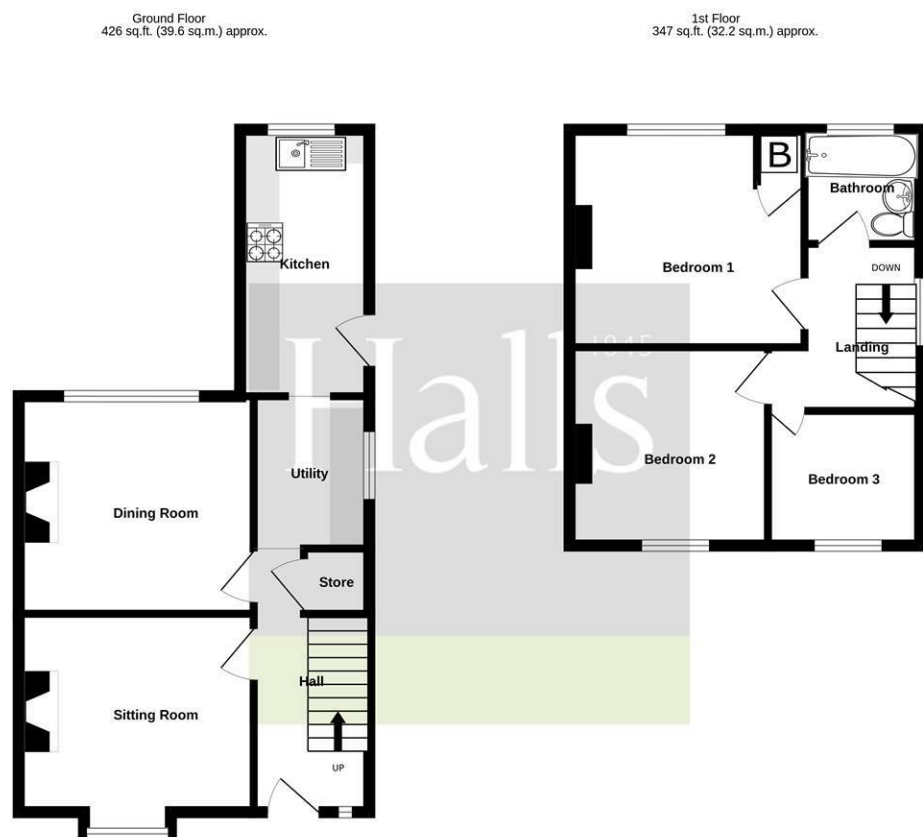


FOR SALE

2 Garden City, Tern Hill, Market Drayton, Shropshire, TF9 3QB



TOTAL FLOOR AREA : 773 sq.ft. (71.8 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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FOR SALE

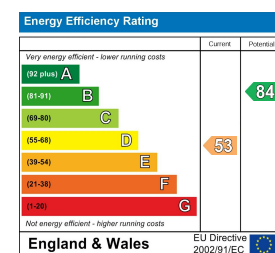
Offers In The Region Of £325,000

2 Garden City, Tern Hill, Market Drayton, Shropshire, TF9 3QB

**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



This spacious semi detached family home is located in a rural area and also comes with a 1/2 acre paddock at the bottom of the gardens for a small horse or livestock. The property has a hall, sitting room, dining room, utility and kitchen. To the 1st floor are 3 bedrooms and a bathroom. The property has double glazed windows and gas central heating. It has a garage, outbuildings and poly tunnels.



01948 663 230

**Whitchurch Lettings**  
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW  
E: whitchurchlettings@hallsgb.com



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Market Drayton 3.4 miles, Whitchurch 10 miles, Newport 12 miles, Telford & Shrewsbury 18 miles. All distances are approximate.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Spacious Semi Detached Family Home
- Also comes with 1/2 Acre Paddock
- Hall, Sitting Room, Dining Room
- Utility, Kitchen, 3 Bedrooms
- Bathroom, Gas C.H
- Front & Rear Gardens
- Range of Outbuildings
- Drive for 3 Cars and Garage

#### Location

The property is situated in Tern Hill down an un-adopted track with fields to the front and the Tern Valley to the rear. There is a local convenience store close by.

Market Drayton is 2 miles away and is a thriving North Shropshire Town with a weekly market that dates back to 1245 when Henry III granted a charter for a weekly market. The town has a wide range of leisure and shopping facilities, canal and marina. There are local primary & a secondary schools, swimming pool and a range of sports clubs.

The town is located between Shrewsbury & Stafford and has excellent road access to Telford, Whitchurch and the Potteries. The main West Coast rail line linking London, Birmingham, Manchester and Scotland can be easily accessed from either Stafford or Crewe stations which are within 30 minutes of the property. There are commuter stations located at Whitchurch, Shrewsbury, Wem & Telford / Wellington.

There are 4 international airports located in Birmingham, East Midlands, Manchester & Liverpool. These are all accessible by Taxi or car.

#### Brief Description

The property comprises entrance hall, sitting room with log burning stove, dining room with great views, utility area and a kitchen. To the 1st floor are 3 bedrooms with excellent views and a bathroom. The property has gas central heating and double glazed windows. There are gardens to the front and rear, gravelled for 3 cars that leads to a large single garage with vehicle inspection pit.

To the rear of the garage are a range of outbuildings including workshop, fuel store, kennel, chicken coop and poly tunnels. There is a kitchen garden and access to a 1/2 acre paddock which would be ideal for a small pony or other livestock. There is an animal shelter and hay store. The land does have a registered small holding.

#### Accommodation Comprises

Front door opens into the entrance hall where there is a door to an under-stairs store.

Door to the

#### Sitting Room

11'7 x 9'9 (3.53m x 2.97m)  
Feature walk in bay window to the front and log burning stove.

#### Dining Room

11'7 x 10'8 (3.53m x 3.25m)  
Feature fire place with open fire. large double glazed window with views over the gardens and land with the Tern Valley in the background.

#### Utility

7'6 x 5'4 (2.29m x 1.63m)  
Worktop surface with space below for a fridge, washing machine and tumble dryer. There is a window to the side and doorway into the

#### Kitchen

13'2 x 6'4 (4.01m x 1.93m)  
Wide range of base and wall mounted units, extensive worktop surfaces and drainer sink unit. There is an electric hob and oven, stable door to the side and window with view over the gardens.

#### 1st Floor Landing

Stairs ascend from the hall to the 1st floor landing where there is a window to the side.

#### Bedroom One (rear)

11'7 x 10'8 (3.53m x 3.25m)  
Windows with great views over the gardens, land and Tern Valley. There is a cupboard housing the gas fired boiler and radiator.

#### Bedroom Two (front)

9'9 x 9'9 (2.97m x 2.97m)  
Windows over looking the front garden and fields. There is also a radiator.

#### Bedroom Three (front)

7'9 x 6'8 (2.36m x 2.03m)  
Windows over looking the front garden and fields. There is also a radiator.

#### Bathroom

White suite comprising panelled bath, low flush W.C, wash hand basin and double glazed window.

#### Outside

The property is accessed off the un-adopted track to a gravelled drive with parking for at least 3 cars. There is an enclosed garden to the front with seating area. The drive continues down the side of the house to the garage.

The rear garden comprises flower borders with a wide variety of plants trees and shrubs. There is a small poly tunnel to the bottom of the garden and kitchen garden with raised beds fruit canes.

#### Garage

17'8 x 11'2 (5.38m x 3.40m)  
Double doors, power and lighting and vehicle inspection pit.

#### Workshop

12'7 x 10'1 (3.84m x 3.07m)  
Power and lighting and in addition to that there is also a solar panel with battery pack.

#### Fuel Store

10'1 x 9'2 (3.07m x 2.79m)

#### Kennel

21' x 10' (6.40m x 3.05m)

#### Paddock

The paddock is accessed from the bottom of the gardens and there is an animal shelter with adjacent hay barn. At the top of the paddock is a large poly tunnel providing the current owners with their own fruit and veg. The paddock is bordered by a mature stock proof hedge and there is a gate to the bottom field. There is no formal access into this field however it can be used with the landowners permission. The paddock is ideal for livestock and other uses.

#### Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230  
You can also find Halls properties at [rightmove.co.uk](http://rightmove.co.uk) & [onthemarket.com](http://onthemarket.com)  
WH1519 090724

#### Directions

From the Tern Hill Roundabout drive south on the A41 for about 1/4 of a mile and turn left into a crescent and you will see the track which you drive down and the property is located on the left hand side.

What 3 Words: [refuses.incoming.couriers](http://refuses.incoming.couriers)

#### Council Tax - Shropshire

The current Council Tax Band is 'B'. For clarification of these figures please contact Shropshire Council on 0345 6789002.

#### Services - All

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

#### Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.