



8 MEADOW BANK

ADDERLEY | AUDLEM | TF9 3TZ





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Market Drayton 4.5 miles | Audlem 3 miles | Nantwich 10 miles | Whitchurch 14 miles | Shrewsbury 24 miles
(all mileages are approximate)

A WONDERFUL AND MODERN FIVE BEDROOM DETACHED FAMILY HOME
WITH LARGE, LANDSCAPED GARDENS AND COUNTRYSIDE VIEWS.

Detached Family Home
Sold With No Upward Chain
Five Bedrooms and Three Bathrooms
Landscaped Gardens and Countryside Views
Semi-Rural Village Location



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Situated on the edge of the village of Adderley, near Audlem, this wonderful and spacious detached family home that offers a perfect blend of comfort and elegance.

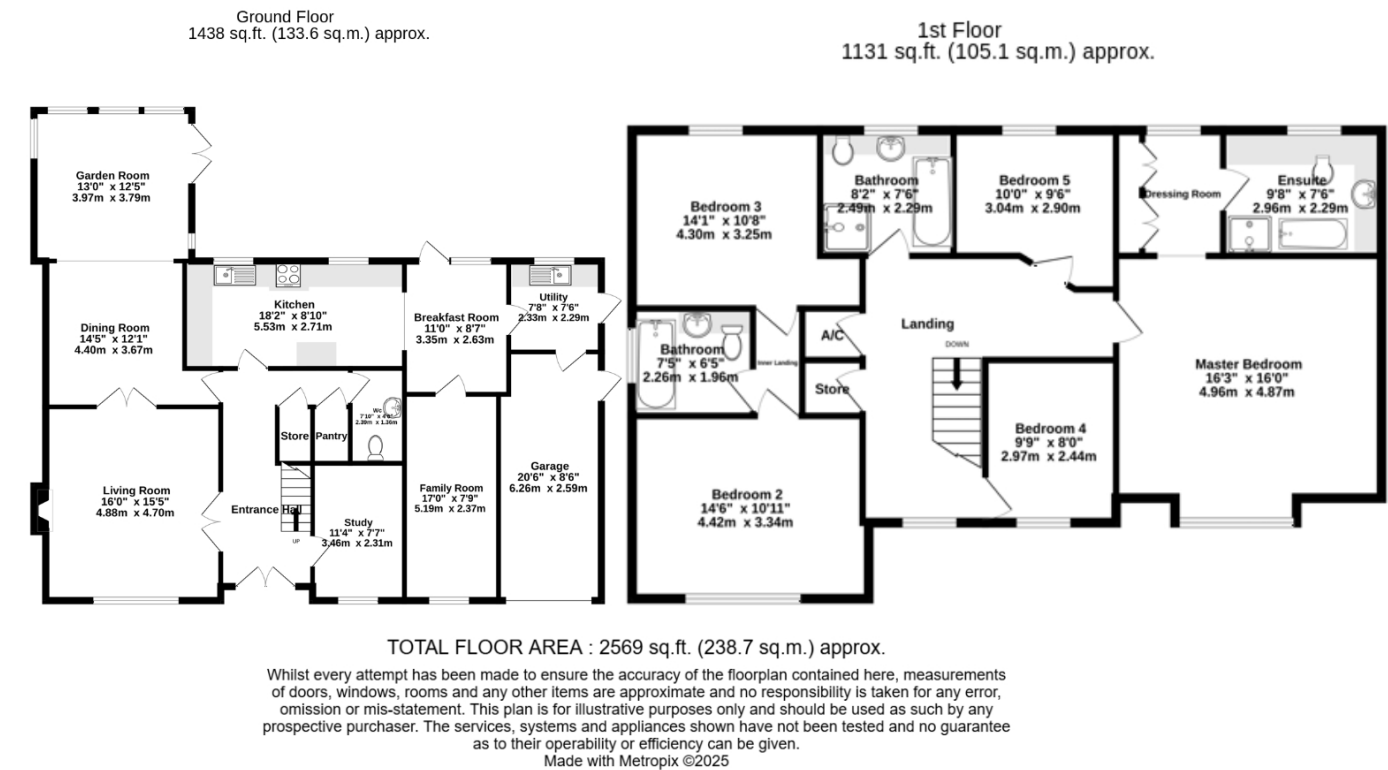
Spanning an impressive 2,569 square feet, the property briefly comprises entrance hall five reception rooms including an architect designed garden room. There is also a kitchen, utility and cloaks. To the first floor are five bedrooms and three bathrooms. There are landscaped Southwest facing gardens, a driveway and garage.

SITUATION

Meadow Bank is situated in the village of Adderley which is on the Cheshire / Shropshire border. Adjacent to the house is open farmland and countryside. The village has a thriving community spirit and has an outstanding Ofsted rated village school, bowling club, village hall and local garage. There is access onto the Shropshire Union canal which offers great walks to the village of Audlem and town of Market Drayton. Audlem is 3 miles away where there are a range of local shops, pubs. There are larger supermarkets in the nearby town of Market Drayton together with secondary school and local leisure and sports facilities. The A53 is about 3 miles away and this gives excellent access to Shrewsbury, Telford, Stafford and the motorway network.

PROPERTY

This is a wonderful opportunity to purchase a spacious family home located at the end of a cul-de-sac. It has a spacious hall, cloakroom with W.C, study, living room with feature fireplace and multi fuel stove. There are double doors through to the dining room and architect designed garden room with recessed lighting.



There is a fitted kitchen with a wide range of cupboards, worktops and windows overlooking the gardens. The kitchen has an integrated dishwasher, breakfast bar, electric oven and hob. Off the kitchen is a breakfast room with glazed door to the gardens. There is also a family room and utility off the breakfast room.

To the first floor is a galleried landing with windows to the front, store cupboard and airing cupboard. There is a large master bedroom suite with bedroom, dressing room and en-suite bathroom with a separate shower. There are four further bedrooms with two of them linked by a Jack n Jill bathroom and adjacent to bedroom five is the family bathroom. The property has LPG heating and double-glazed windows. Viewing is highly recommended to appreciate the properties quality.



GARDENS AND GARAGING

The property is accessed off Meadow Bank to a double width drive that leads to a single garage. There are beautifully landscaped gardens to the front which include an Italian style box hedge garden, flower borders with a range of specimen trees, plants and shrubs.

The main garden to the rear can be accessed down either side of the property. The rear garden has a circular theme with bespoke hand laid crushed slate and block path around the garden. There are a number of flower borders with specimen trees, plants and shrubs. There is good sized lawn and decked area off the garden room with deck lights and outdoor power supply.

There is an archway through to a kitchen garden with raised beds and a number of fruit trees. To the far side of the garden is where there is a log store, garden store shed and greenhouse with power supply.

SCHOOLING

Adderley is home to Adderley C of E Primary School & Nursery, Market Drayton Infant & Nursery, Market Drayton Junior, Norton-In-Hales, Longlands Primary, and The Grove School. Slightly further afield you will find additional independent schools including Concord College, Shrewsbury School, Oswestry School, Adcote School and Moreton Hall, among others.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

The property has the benefit of mains water, electricity and drainage. Heating is via an LPG fired boiler.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

Council Tax Band – G

DIRECTIONS

What3Words ///joke.influence.airbag

From the main roundabout by the Gingerbread Man pub in Market Drayton drive out on the Adderley Road A529 for approx. 3.5 miles and you will enter the village of Adderley. Turn right into Rectory Lane and follow the road for approx. 100 metres and turn right into Meadow bank. The property is located down on the right-hand side.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



