



**Estate Agents
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9 Crickmerry, Market Drayton, TF9 2BG
Offers In The Region Of £339,950

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9 Crickmerry is a traditional sandstone detached cottage built in the 1980's on the site of a former "2 up 2 down cottage", set in its own grounds having direct access onto the A41. The well presented two bedroomed property is situated in the picturesque rural setting of Crickmerry, enjoying views of open countryside yet having easy driving access to the popular market towns of Newport and Market Drayton approximately 5 miles equidistant.

Both towns offer a comprehensive range of shops, schools, churches and other amenities, with excellent access to the A41 making the larger towns of Telford, Shrewsbury and Stafford all within commutable distance.

The home benefits from modern uPVC double glazing throughout and electric radiators where indicated, and a multi-fuel burner. An internal inspection is highly recommended. In more detail:-

Recessed Porch

with a modern PVC coated panelled entrance door, having a double glazed inset panel into

Hallway

having ceramic tiled flooring and useful understairs area with double glazed rear window. Dimplex slimline electric radiator.

Cloakroom/W C

with wall mounted wash hand basin and wall tiling to half height. Close coupled W.C. Double glazed patterned window.

Living Room

11'11" x 11'9" (3.65 x 3.60)
having a sandstone built fireplace and hearth with a wooden mantel shelf incorporating a cast iron multi-fuel burner. Two double glazed windows with front aspect views across neighbouring fields. Wood effect laminate flooring.

Dining Kitchen

14'7" x 10'7" (4.47 x 3.25)
with a range of modern shaker style cabinets comprising base and wall mounted cupboards and drawers having wood effect work surfaces. Inset white enamel sink and drainer. Stand alone electric oven with ceramic hob. Chimney style cooker hood above. Space and provision for under counter washing machine and fridge. Dimplex slimline electric radiator.

Sandstone faced archway into the Dining Area having ceramic tiled floor continued from the kitchen, with double glazed side aspect window and French style double glazed doors opening to the front.

Snug

9'1" x 7'0" (2.78 x 2.15)
currently used as a home office having a ceramic tiled floor and Dimplex electric radiator. Double glazed PVC framed doors into

Double Glazed Conservatory

enjoying a sunny aspect and views of the rear garden. Sandstone low height walls topped by PVC double glazed windows and doors opening to the garden. Ceramic tiled floor.

Stairs from the hall rise to the first floor

Landing

having double glazed windows with front and rear aspects and further views of the open countryside. Built-in shelved airing cupboard. Dimplex electric radiator.

Bedroom One

14'7" x 10'4" (4.47 x 3.17)
with front and rear aspect double glazed windows. Laminate flooring and slimline electric radiator.

Bedroom Two

11'11" x 11'9" (3.65 x 3.60)
having double glazed front aspect windows either side of the chimney breast. Laminate flooring.

Bathroom

with a complete modern suite comprising panelled bath having chrome faced shower over and curtain rail with full height tiled surround. Pedestal wash hand basin. Close coupled W.C. Wood effect laminate flooring. Double glazed rear patterned window.

Outside

The property is approached off a quiet country lane via double wooden gates onto an attractive paved driveway offering ample off road parking for several vehicles. Formal shaped lawns to the front bounded by well matured hedges with well stocked side borders lead to a Detached Garage (6.80m x 2.80m) brick and tile built, having power and light. A side gate between opens to the fully enclosed sunny aspect courtyard laid chiefly to pavings bordered with a variety of plants. Garden shed and outside tap. Through a wooden arbour situated behind the garage is an enclosed neatly shaped lawn enjoying a degree of privacy and having a number of shrubs and plants.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Shropshire County Council, that the property is in Band D.

EPC RATING: F (30)

TENURE: We are advised by the Vendors, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water and electricity are connected. Drainage to a septic tank (Note: the out-fall remains within the boundaries leading to a "drainage" field.)

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details. Vendors have made us aware that there are no mobile black spots within the property.

ADDITIONAL CHARGES: We understand that no additional charges are payable.
(e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We are not aware of any onerous rights or restrictions affecting the property.

FLOODING ISSUES: The property has not been subject to flooding within the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any planning applications or developments which would impact the property.

COAL FIELDS/MINING: The vendor is not aware of any mining related issues having affected the property.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519
Email: sales@tempertons.co.uk

DIRECTIONS: From Newport proceed north onto the A41 towards Whitchurch. Just after the cross roads at Wistanswick turn right by Tern Valley Cars to Crickmerry on Sydnall Lane. The property can be found on the right hand side after a short distance.

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor

who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.


5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

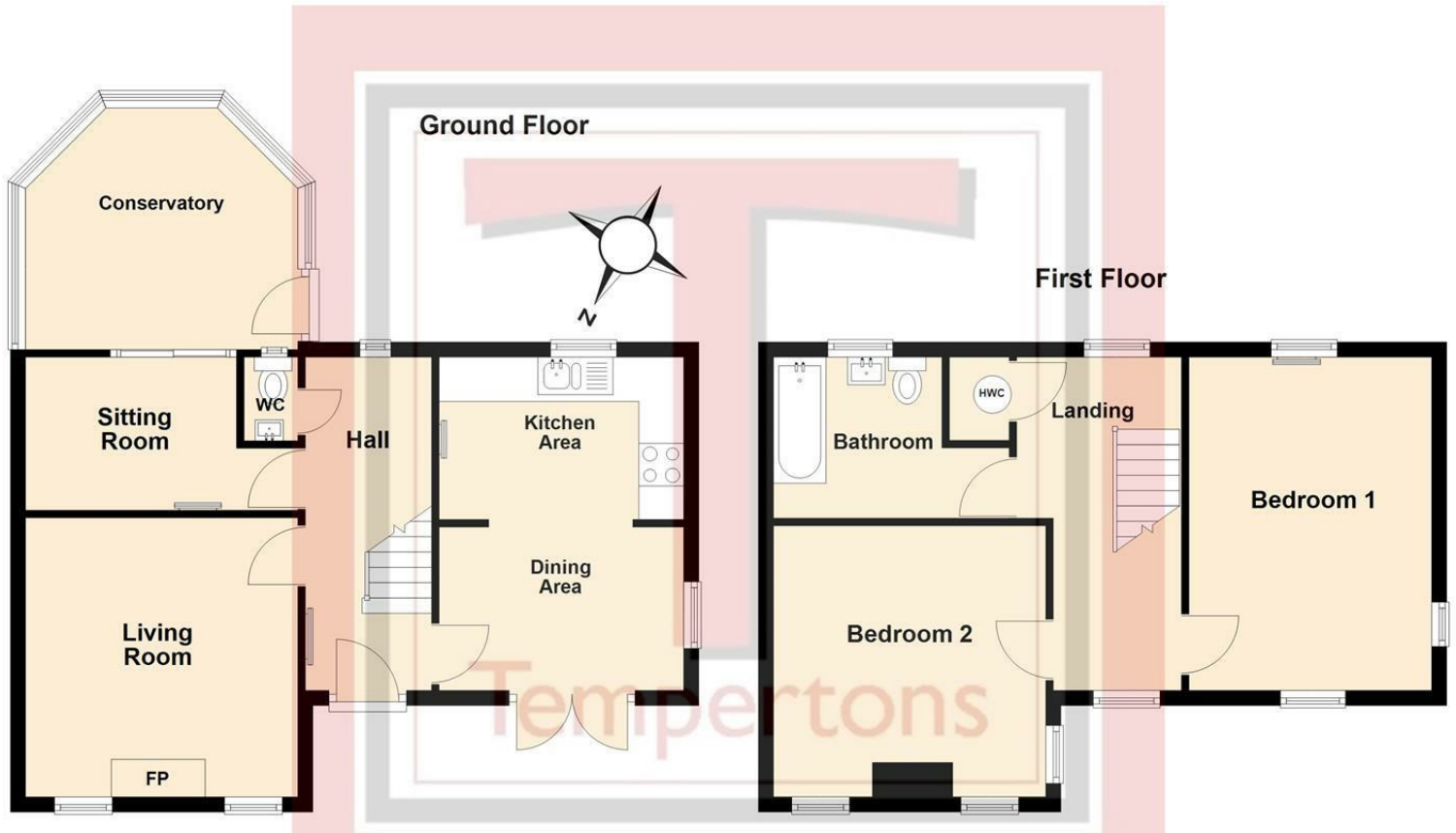
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	30	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Total area: approx. 85.3 sq. metres (918.3 sq. feet)

This plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property.

Plan produced using PlanUp.

9 Crickmerry, Market Drayton

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.