



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**42 Warren Park, Warrant Road, Stoke On Tern,
Market Drayton, TF9 2DZ**

£150,000 Region

To view this property please call us on **01743 236 800** Ref: C7700/WM/KQ

Immaculately presented two-bedroom park home situated on a generous corner plot with wrap-around gardens.

This immaculately presented and recently updated two bedroom park home, available to the over 55's, offers well appointed accommodation briefly comprising; entrance hall, sitting room/dining room, kitchen, master bedroom with dressing room and en suite shower room, second bedroom and bathroom. Detached garage and parking. Corner plot with wrap around gardens.

Warren Park is a short drive from Market Drayton, a market town with a selection of pubs, independent shops, supermarkets, and eateries. The town also hosts Festival Drayton, a vibrant community hub featuring a cinema, theatre, art gallery, and bar. Excellent road links via the A41 provide easy access to Chester, the M54, and beyond.



FLOOR PLANS



INSIDE THE PROEPRTY

ENTRANCE HALL

5'0" x 4'11" (1.52m x 1.50m)

Fitted store cupboard

SITTING ROOM / DINING ROOM

18'4" x 14'3" (5.59m x 4.34m)

Light and airy room with dual aspect windows

Contemporary living flame gas fire

French doors opening onto front garden

KITCHEN

12'2" x 9'6" (3.71m x 2.90m)

Fitted with a range of matching modern wall and base units

Integrated double oven, hob with extractor over

Integrated appliances including fridge freezer, washing machine and dishwasher

Door to side of property

INNER HALL

BEDROOM 1

10'2" x 9'5" (3.10m x 2.87m)

Walk in wardrobe

EN SUITE SHOWER ROOM

Walk in shower cubicle

Wash hand basin, wc

BEDROOM 2

7'7" x 7'7" (2.31m x 2.31m)

BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

GARAGE

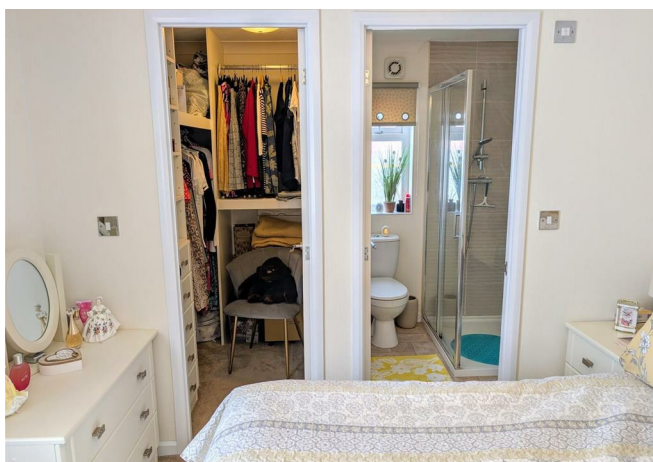
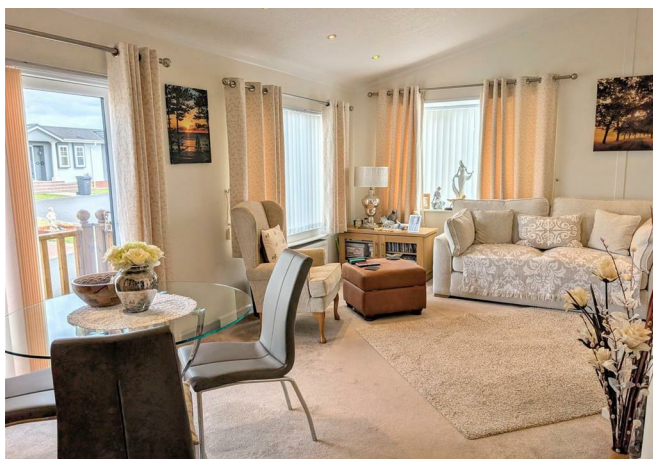
Up and over door

Light and power supply.

The property is approached over driveway providing parking and access to the garage, flanked by lawn area with paved pathway and steps to the reception area.

To the rear is a low maintenance paved area with steps to the kitchen and a pathway to the garage.

Nearby is ample visitor parking and access to a large dog walking area.



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A53 (Newcastle Market Drayton Road) and proceed through Shawbury, Edgebolton and HodnetHeath after a short distance, turn right signposted to Stoke-on-Tern. Continue into Stoke On Tern, passing the Church and turn left onto Warrant Road. Warren Park will be found on the right hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water and electricity are connected. Shared septic tank drainage. LPG gas heating.

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: A

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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