



Helping *you* move



Styche View, Longford, TF9 3PW

Tucked away in the North Shropshire hamlet of Longford is this striking Three Bedroom Semi-Detached Barn Conversion that is the perfect mix of traditional character and modern style - with the added benefit of being offered to the market with No Upward Chain.

Offers in the Region of
£535,000

Overview

- Light & Spacious Three Bedroom Semi-Detached Barn Conversion
- No Upward Chain
- Impressive Hallway, Guest WC & Utility, Open Plan Kitchen/Garden Room with French Doors to Garden
- Dining Room, Lounge with a feature Open Fireplace
- Principal Bedroom with En Suite, Two Double Further Bedrooms, Family Bathroom
- Garage, Double Carport, Attractive Rear Courtyard Garden
- Council Tax Band – E
- Energy Rating - E



Brief Description

To the ground floor is the Porch, an impressive full-height Hallway, off which is the Guest WC., the Lounge with an open fire set in a feature fireplace, the Dining Room with French doors out to the rear Courtyard Garden. The Open Plan Kitchen/Garden Room has Shaker-style units with marble counter tops, a central island incorporating the sink and dishwasher, a stylish Range cooker and space for an American-style fridge freezer. The Kitchen area leads into the Garden Room with French doors to the Courtyard Garden, and off the Kitchen is the Laundry Room.

The Principal Bedroom has a spacious En Suite Shower Room, Bedroom Two is another generous double bedroom and Bedroom Three is currently used as a Home Office, and completing the accommodation is the main fully tiled Bathroom with an electric shower over the jacuzzi bath.

The property benefits from a Garage and double Carport, and a pretty rear Courtyard Garden with an Indian stone patio and pathways.

Location

Longford is a rural hamlet that's just a five-minute drive from Market Drayton – a busy market town with a good mix of local shops, supermarkets, pubs, cafes, schools and facilities including a large Medical Centre, Dentists, Banks and Garages.

With easy access to the A53 the larger towns of Shrewsbury, Whitchurch, Newport and Newcastle-under-Lyme are all within comfortable commuting distance and bus routes to Wellington, Whitchurch, Shrewsbury and Stoke.



Your **Local** Property Experts

01630 653641



Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains electricity and water are available, with LPG central heating and a water treatment plant. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Shropshire Council

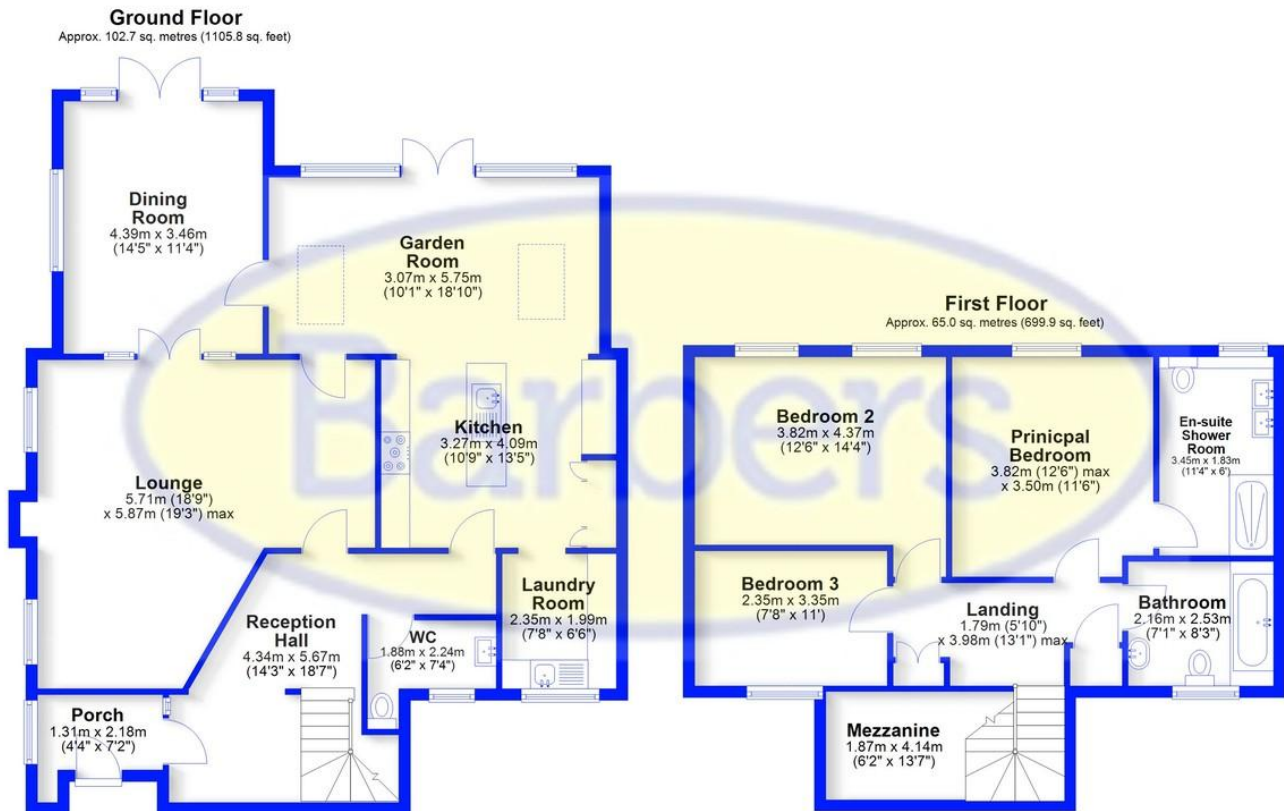
TENURE: We are advised that the property is Freehold.



DIRECTIONS: From our office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road, left on Alexandra Road, right on Shrewsbury Road and at the mini roundabout turn right on Longford Road. After approx. 0.8 miles the property is on your left just before the sharp right-hand turn in front of the farm. Please park alongside the timber carport to ensure access to the neighbours' garages at all times.

INDEPENDENT MORTGAGE ADVICE: We can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.



Total area: approx. 167.8 sq. metres (1805.8 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



Selling your home?

If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal**. Our dedicated and friendly team will assist you 6 days a week. **Get in touch today! Tel: 01630 653641**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

BARBERS ESTATE AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

