



Helping *you* move



16 Ellam Piece, Cheswardine, TF9 2LH

Offered with *No Upward Chain* this light and spacious Three Bedroom Detached Bungalow is on a generous Garden Plot, with Breakfast Kitchen, Lounge, Dining Room and a Double Garage.

Offers In Region Of
£350,000

Overview

- Three Bedroom Detached Bungalow with Double Garage
- *No Upward Chain*
- Popular Village Location
- Light & Spacious Accommodation
- Entrance Hall, Breakfast Kitchen, Utility, Lounge, Dining Room
- Three Double Bedrooms, one with En Suite, Bathroom
- Mature, Lawned Gardens to front and rear of the property
- Council Tax Band – E
- Energy Rating - TBC



Brief Description

The property makes a great first impression with a wide lawned front Garden with mature trees and shrubs, and the driveway leading up to the Double Garage - so you'll easily have Parking here for 3-4 cars.

The spacious Living Accommodation includes the L-shaped Hallway, Breakfast Kitchen with an excellent range of modern units, integrated fridge, freezer, dishwasher, double oven, and a hob with extractor fan over, the Utility, Dining Room and the Lounge - a lovely, light space with sliding doors to the Garden and a door through to the Dining Room.

The Principal Bedroom has a box bay window to the front of the property and an En Suite Shower Room, and there are two further Double Bedrooms and the main Bathroom.

To the rear is a good-size, enclosed Garden with a large central lawn and patio seating area - perfect for catching the afternoon sun!

Location

Cheswardine is a village in North Shropshire and provides good local amenities including a Primary School, a Parish Hall, Bowling Green, Playing Fields, Church, Community Village Shop and two pubs - the Red Lion, and the Fox and Hounds - which serve food.

The village is approximately 4 miles from Market Drayton and 7 miles from Newport - both market towns with High Street stores, smaller specialised shops and indoor markets. The more comprehensive shopping, leisure and employment facilities offered by Stoke on Trent, Stafford, Shrewsbury and Telford are within commuter distance.



Your **Local** Property Experts

01630 653641



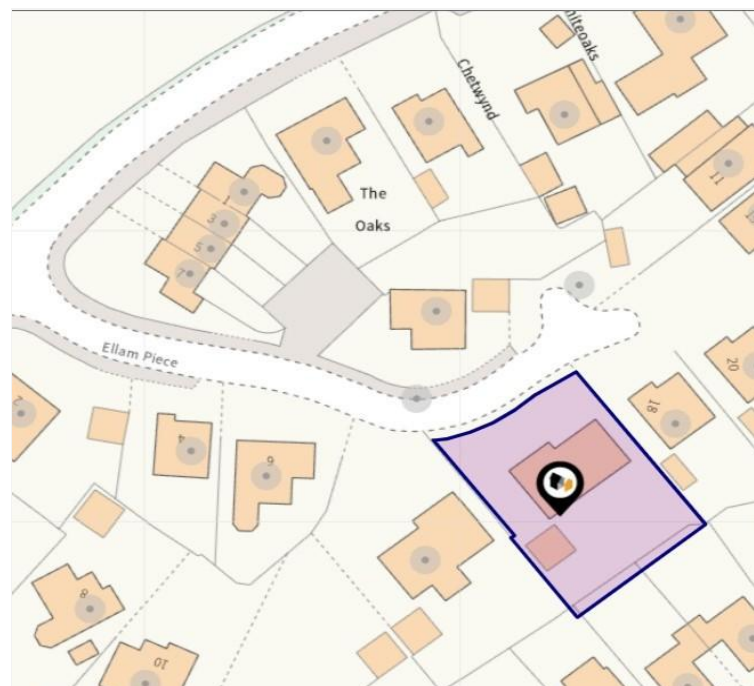
Useful Information

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 all mains services and gas central heating are available. 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

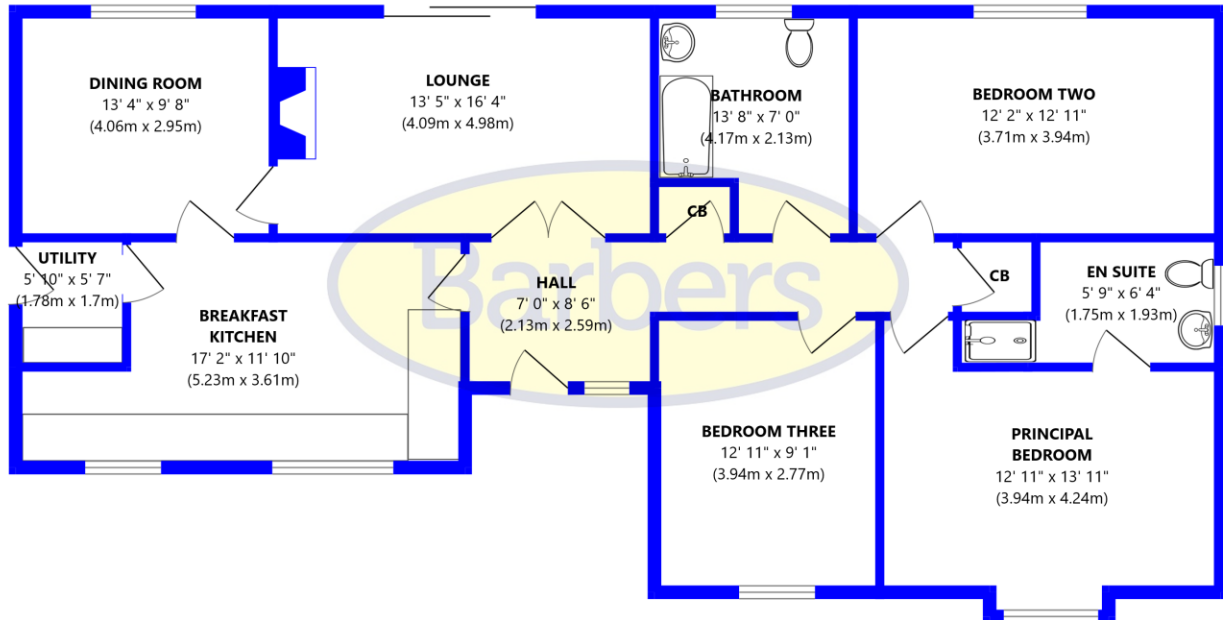
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From Market Drayton take the A529 Hinstock Road and after 2.6 miles bear left on Haywood Lane towards Cheswardine. After 2.0 miles turn right into Ellam Piece and the property is on your right and can be identified by our For Sale sign.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, 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.



This Floor Plan is Not to Scale
Please Use as a Guideline to Layout Only
All Measurements and the Placement of Fixtures and Fittings are approximate



Selling your home?

If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal**.
Get in touch today! Tel: 01630 653641

BARBERS ESTATE AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
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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.