



Helping *you* move



19 Garden City, Tern Hill, TF9 3QB

A Modern Three Bedroom Semi Detached property with fantastic Countryside Views from the rear Garden and accommodation briefly comprising; Entrance Hall, Kitchen, Dining Lounge, Ground Floor W.C., Three Bedrooms and a Bathroom.

Offers In Region Of
£240,000

Overview

- Semi Detached House in Village Location
- Hall, Ground Floor W.C.
- Kitchen, Lounge with Dining Area
- Principal Bedroom with Ensuite
- Two Additional Bedrooms
- Main Bathroom
- Gardens, Driveway Parking
- Countryside Views to Rear
- Offered with No Upward Chain
- Council Tax Band – C
- EPC Rating - B



Brief Description

From the Entrance Hall, you will find the Kitchen which is fitted with a smart range of Shaker-style wall and base units, which has an integrated oven, hob and extractor hood and window overlooking the front garden. Returning to the Hall and there's a Guest WC into the Dining Lounge which can easily accommodate a dining table and benefits from having French Doors opening out to the Rear Garden. Moving onto the first-floor landing, you have the Principal Bedroom with Ensuite Shower Room, two Additional Bedrooms and Main Bathroom.

Externally, this property has a lawned frontage and an enclosed rear Garden with wonderful, far reaching countryside views, and is mainly laid to lawn with a patio area, a large Summerhouse with light and power, and a paved path leading to the enclosed Parking area.

Location

Situated within an established residential area in Tem Hill, which has local convenience stores and sports centre along with the Army Barracks and RAF base.

Approximately 5 and 9 miles are the towns of Market Drayton and Newport which both offer a more comprehensive range of shopping and leisure amenities. Larger towns within commuting distance include Shrewsbury, Telford and Newcastle under Lyme. The property is well positioned for commuter routes having easy access to the A41 and mainline rail links are found at Stafford, Stoke and Crewe.



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 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 Council
Tel: 0345 678 9002

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

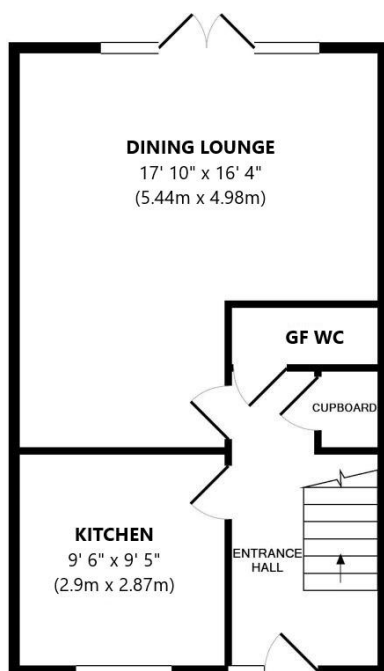


DIRECTIONS: From Market Drayton take the A53 to Tern Hill, turning left at the roundabout on the A41 towards Newport. After approximately 0.5 miles turn left onto Garden City where the property is located and can be identified by our For Sale sign.

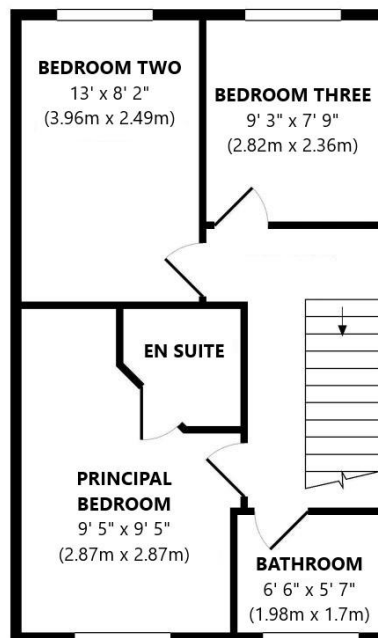
INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

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.

Barbers



GROUND FLOOR



1ST FLOOR

This Floor Plan is Not to Scale

Please use as a Guideline to Layout Only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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

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