Barbers

Helping *you* move









Highfield, Garden City, TF9 3QB

Offered with No Upward Chain is this nicely presented, light and spacious Four-Bedroom Semi-Detached House with two Reception Rooms, a generous lawned Garden and Off Road Parking for several vehicles.

Offers In Region Of

£320,000

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Overview

- Extended Four-Bedroom Semi-Detached House
- No Upward Chain
- Entrance Hall, Lounge & Sitting Room,
- Open Plan Dinng Kitchen, Utility, Ground Floor Shower Room
- Three Double Bedrooms, a Single Bedroom, large Bathroom
- Generous Rear Garden
- Off Road Parking for 3-4 Cars
- Council Tax Band - D, Energy Rating - D



Brief Description

Occupying a generous plot, this attractive four-bedroom semi-detached home offers spacious and versatile accommodation, perfectly suited to modern family living.

The property features two characterful reception rooms, an impressive open-plan dining kitchen complete with Rangemaster cooker, conservatory, utility room and ground floor shower room. Upstairs are three double bedrooms, a generous single bedroom and a well-appointed family bathroom. A boarded loft provides additional useful space.

Outside, the property benefits from ample driveway parking and a substantial rear garden with patio area, creating the perfect setting for outdoor entertaining, relaxation and family enjoyment.

Location

Situated within an established residential area in Tern Hill, which has local convenience stores, a primary school, sports centre and petrol station with a local Waitrose, along with the Army Barracks and RAF base.

With excellent access to the A41 and A53, Market Drayton is the closest town with Medical Centre, Schools, Shops and Facilities. Newport and Whitchurch are approximately nine miles and Shrewsbury, Telford and Newcastle under Lyme are in commuter reach



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.

LOCAL AUTHORITY: Shropshire

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendor's solicitor.









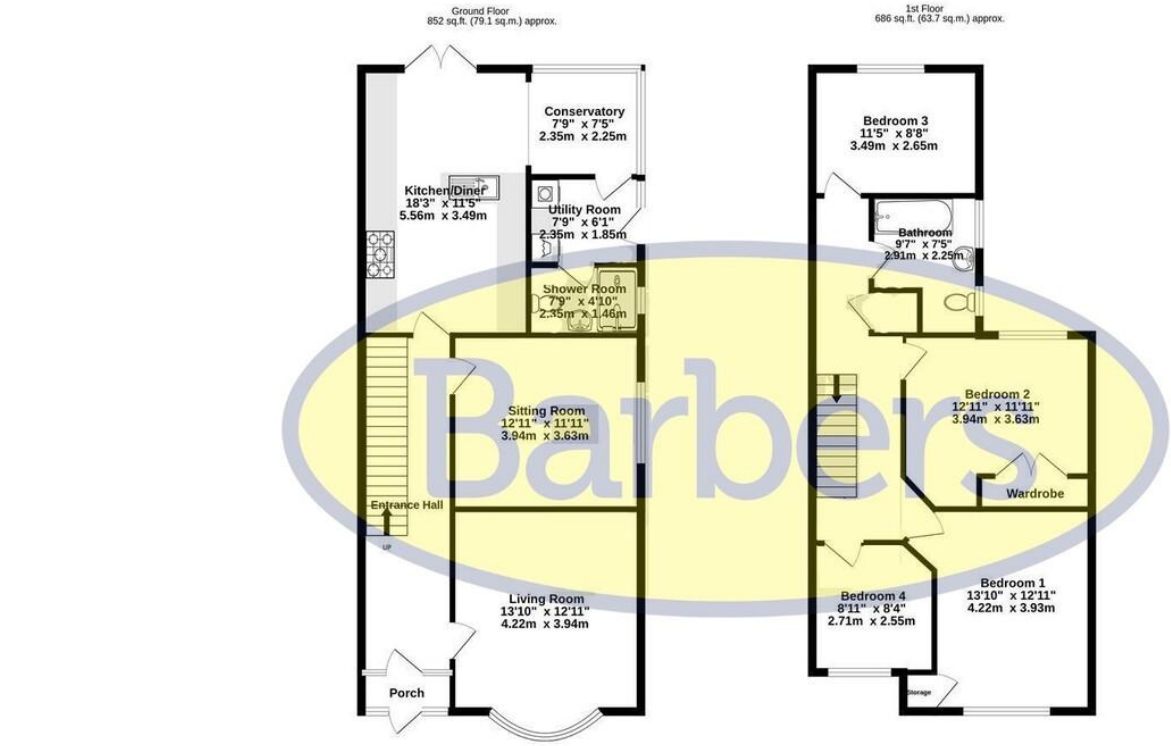


DIRECTIONS: From Market Drayton take the A53 to Tern Hill, turning left at the roundabout on the A41 towards Newport. After approximately 0.5 miles turn left onto Garden City and left again where the property is located and can be identified by our For Sale sign.

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. When you make an offer, MoveButler will contact you and they cost £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

AI PHOTOGRAPHS: We may use AI to enhance the clarity and colours of photographs.



This Floor Plan is Not to Scale

Please use as a Guideline to Layout and all measurments and placements are approximate

TOTAL FLOOR AREA : 1537 sq.ft. (142.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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**

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

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 but, please contact us before viewing the property.