



Helping *you* move



## 17 Langley Dale, Stoke on Tern, TF9 2DX

Offered with No Upward Chain is this spacious Three Bedroom-Semi Detached House with two Reception Rooms, a generous Garden and plenty of Off Road Driveway Parking.

Offers in the Region of  
**£205,000**



## Overview

- Three Bedroom Semi-Detached House with No Upward Chain
- Entrance Hall, Dining Room, Lounge with French Doors to the Garden, Kitchen, Ground Floor W.C.
- Two Double and one Good-Size Bedrooms, Bathroom
- Driveway Providing Ample Parking
- Would Benefit from Some Modernisation
- Council Tax Band - B, Energy Rating - TBC



## Brief Description

The front door opens to the Hallway with stairs up to the first floor Landing and a door through to the Dining Room. The Lounge has French doors out to the Garden and leads to the kitchen which has a range of kitchen units, space for your oven with extractor fan over, space for your dishwasher and an alcove for your fridge freezer that leads to the ground floor WC.

On the first floor the Bedrooms are set around the light and spacious Gallery Landing which has loft access and a useful storage cupboard. Bedrooms One and Two are both generous double rooms and Bedroom Three is a good-size single room. Completing the accommodation is the Bathroom with an electric shower over the bath.

Externally, there's a large Garden to the rear with timber pergola and a wide, block-paved Driveway giving you Parking for several vehicles.

## Location

The hamlet of Stoke on Tern has a Primary School and Village Hall, and towards Tern Hill and Rose Hill are a Local Convenience Store, Petrol Station with mini-Waitrose, Restaurant, popular Fish & Chip Shop and a Sports Centre.

Situated approximately 5 and 9 miles from 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.



# Your **Local** Property Experts

01630 653641



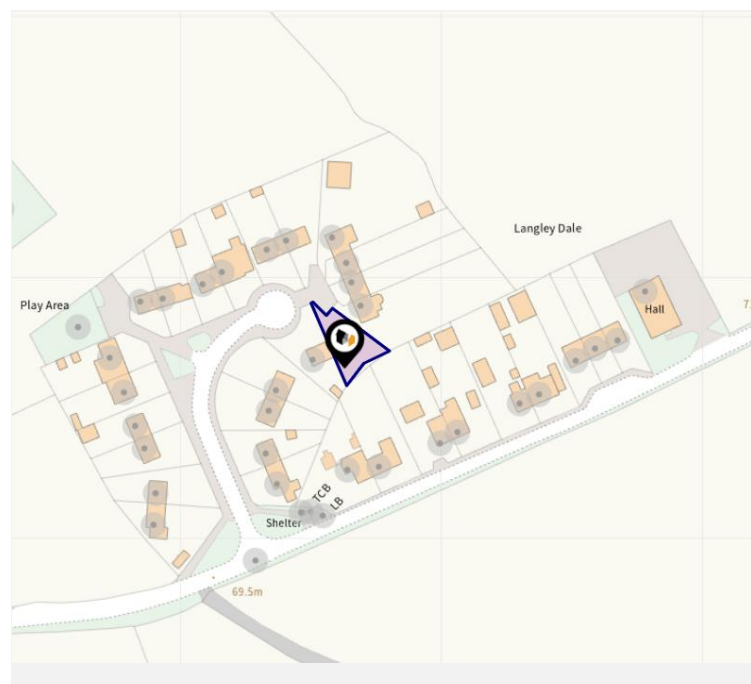
## Useful Information

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

**SERVICES:** We are advised that all mains electricity, water and drainage services with LPG gas central heating and solar panels 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



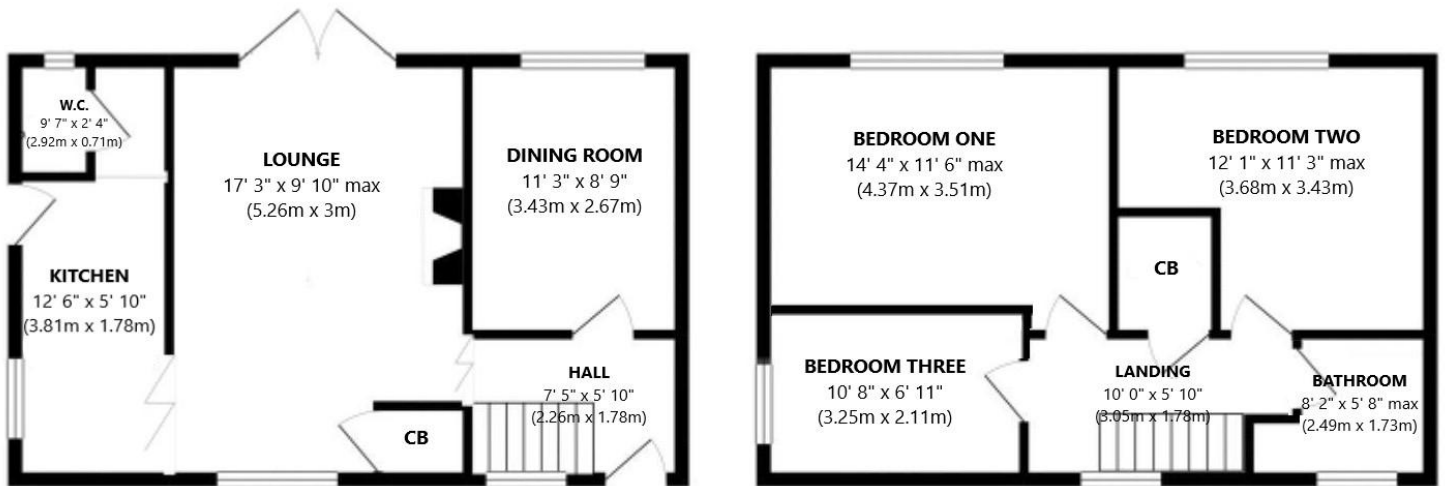
**DIRECTIONS:** From Market Drayton take the A53 towards Shrewsbury and straight over at the Tern Hill roundabout. After approximately 4 miles, turn left for Stoke on Tern and left again onto Langley Dale where the property is on your left at the end of the cul-de-sac and can be identified by our For 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



**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 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**

**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](mailto:marketdrayton@barbers-online.co.uk)

## Barbers