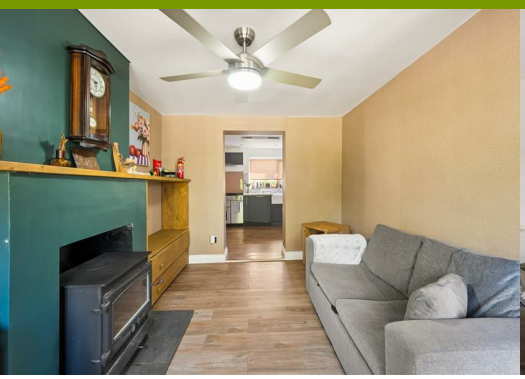
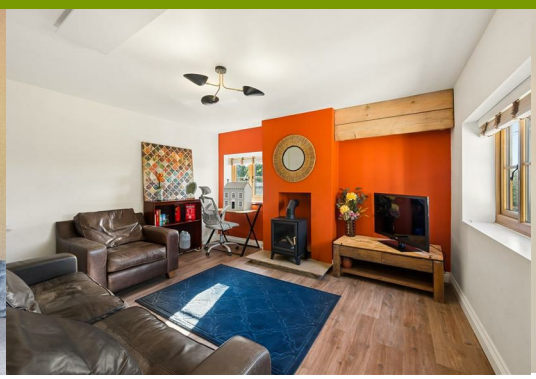
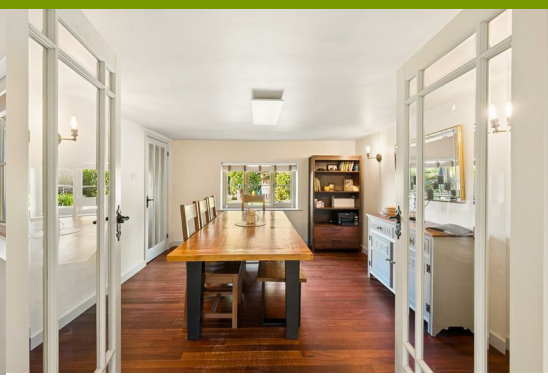


THE WOODLANDS ALLMANS LANE

LOCKLEY WOOD | MARKET DRAYTON | SHROPSHIRE | TF9 2LX







Beautifully refurbished four-bedroom detached home with three reception rooms, two log-burning stoves, landscaped wrap-around gardens, gated driveway, garage and versatile outbuildings, occupying a peaceful position in the sought-after hamlet of Lockley Wood.

Offers in the region of £550,000





3 4 2 E

- **Thoughtfully Refurbished Detached Family Home**
- **Four Bedrooms, Bathroom, Main bedroom and En-Suite**
- **Three Reception Rooms with Two Heating Stoves**
- **Gated Entrance with Generous Drive & Detached Garage**
- **Beautiful Wrap-Around Gardens with Childrens play area**
- **Outbuildings Ideal for Working, Hobbies or Entertaining**

DESCRIPTION

Occupying a peaceful position within the sought-after hamlet of Lockley Wood, The Woodlands is an impressive detached home which has been thoughtfully refurbished, combining contemporary styling with a wealth of character and plenty of space for modern family life. With generous and versatile accommodation, landscaped wrap-around gardens and a private setting, this is a home that offers both comfort and flexibility in equal measure.

The property is approached through a secure gated entrance, opening onto a generous driveway with extensive parking and access to the detached garage. The front garden is complemented by a delightful feature pond, creating an attractive and welcoming approach.

Inside, the entrance hall leads into two well-presented reception rooms, both enjoying the warmth and character of real-flame hearth appliances (one is a log-burning stove, the other is an ethanol-burning stove). Whether used for relaxing with the family or entertaining guests, these are comfortable and inviting spaces, while the separate dining room provides an ideal setting for more formal meals and family gatherings.

The kitchen forms the hub of the home and has been fitted with contemporary cabinetry, quality integrated appliances and a stylish breakfast bar, creating a sociable space for everyday living. A separate utility room adds useful practicality, with a modern ground floor bathroom completing the accommodation on this level.

Upstairs are three generous double bedrooms, together with a versatile fourth bedroom which could equally lend itself to use as a nursery, home office or guest room. The principal bedroom benefits from a beautifully appointed en-suite shower room, continuing the contemporary finish found throughout the property. The foundations that have been laid in the kitchen also provide the opportunity to build above (STPP), providing the potential to increase the first floor space if required.

Outside, the wrap-around gardens are a real feature of the home. Thoughtfully landscaped and well established, they provide a choice of areas in which to relax, dine and entertain, with several seating areas, well-maintained lawns and a dedicated children's play area. Mature trees and established planting provide a good degree of privacy, while the gardens offer plenty of space for the whole family to enjoy.

Adding further versatility are a number of wooden outbuildings, currently offering useful space for workshops, storage, home working or entertaining, depending on the needs of the next owners.

Set within an attractive rural setting yet conveniently placed for the amenities of Market Drayton, The Woodlands offers a particularly appealing combination of character, modern living space, generous gardens and a peaceful countryside position.





LOCATION

Lockley Wood is an attractive rural hamlet surrounded by open countryside, yet remains conveniently placed for the nearby market town of Market Drayton, where a good range of everyday amenities, independent shops, cafés, pubs and restaurants can be found. The surrounding area offers plenty of opportunities for walking and enjoying the countryside, while the road network provides convenient access towards Shrewsbury, Telford and the wider North Shropshire and Staffordshire areas.

ROOMS

GROUND FLOOR

PORCH

ENTRANCE HALL

LIVING ROOM

SITTING ROOM

DINING ROOM

KITCHEN/BREAKFAST ROOM

UTILITY ROOM

BATHROOM

FIRST FLOOR

BEDROOM ONE

EN-SUITE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

EXTERNAL

GARAGE/OUTBUILDING

LOCAL AUTHORITY

Shropshire Council.

COUNCIL TAX BAND

Council Tax Band: E

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

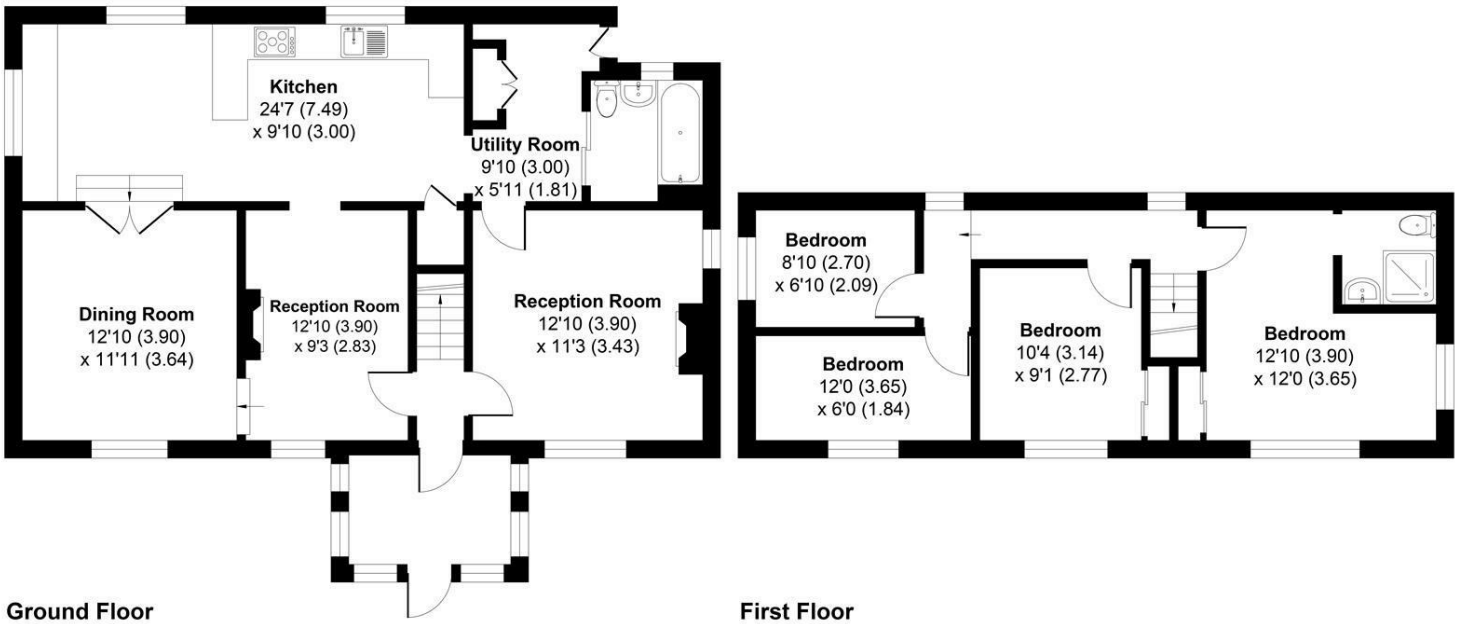
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

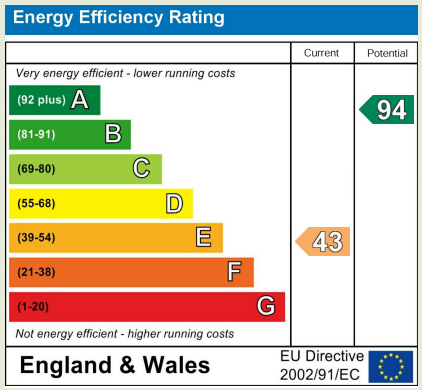
Approximate Area = 1404 sq ft / 130.4 sq m

For identification only - Not to scale



Ground Floor **First Floor**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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