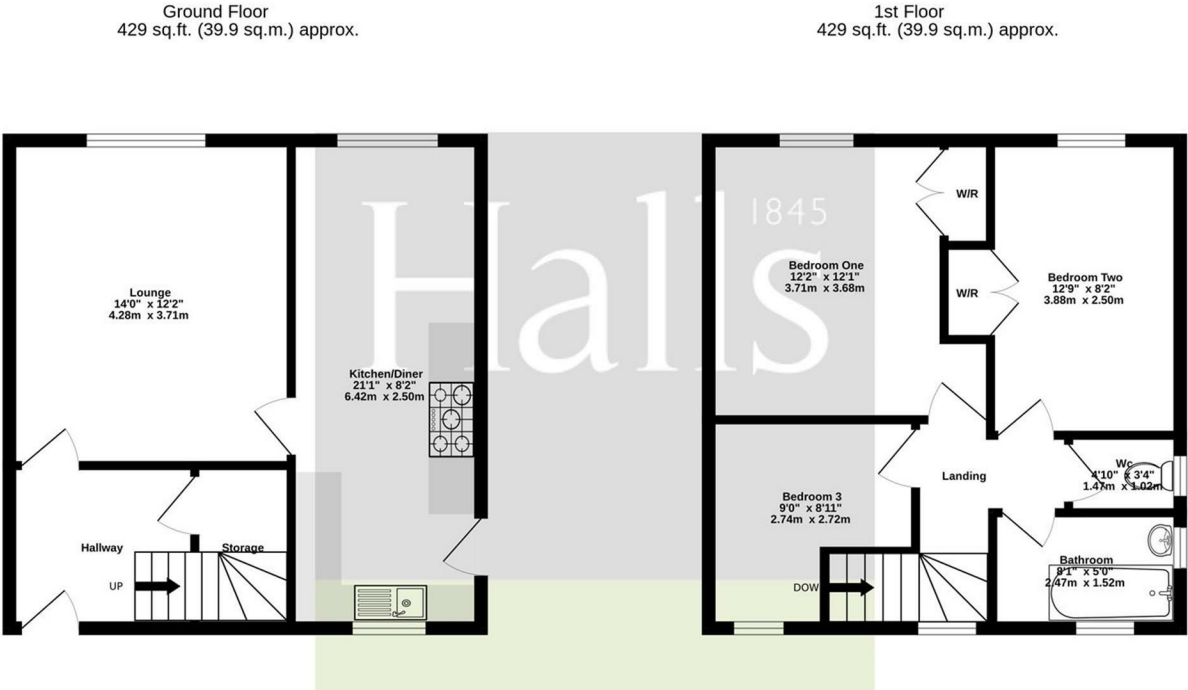


FOR SALE

52 Stokesay Road, Buntingsdale, Market Drayton, TF9 2HE



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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FOR SALE

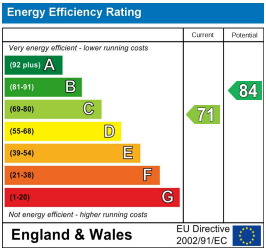
Offers in the region of £169,995

52 Stokesay Road, Buntingsdale, Market Drayton, TF9 2HE

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. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An appealing three-bedroom semi-detached home enjoying a corner-plot position, The property offers generous living space, a spacious dining kitchen and a sunny rear garden, with two allocated parking spaces.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@halls.gb.com



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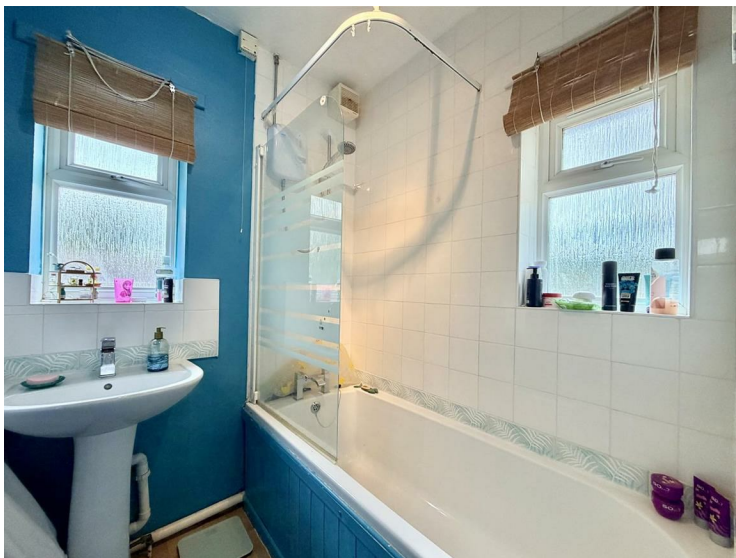
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Perfect for First-Time-Buyers
- Spacious Kitchen/Diner
- Private Rear Garden
- Allocated Parking Spaces
- Leisure Facilities Nearby
- Ample Storage Options

DESCRIPTION

Set around an attractive corner plot with open communal lawns to two sides, this semi-detached home enjoys a pleasant sense of space and openness that will particularly appeal to families and dog owners. With generous living accommodation, three bedrooms and a sunny rear garden, there is plenty here to make everyday family life both practical and enjoyable.

The entrance hallway provides a useful first impression, with stairs rising to the first floor and a handy under-stairs cupboard. The lounge is a bright and comfortable room, with natural light flooding in through the window overlooking the rear garden, while an inset gas fire provides a cosy focal point.

At the heart of the home is the spacious dining kitchen, offering a good range of fitted units alongside plenty of room for a family dining table. A Belling five-burner cooker is included within the sale, while there is also space for a washing machine, tumble dryer and tall fridge freezer. A door leads outside to the side of the property, where there is a useful brick-built shed, bin storage and a pathway leading around to the rear garden.

Upstairs, there are two good-sized bedrooms alongside a smaller third bedroom, which would make an excellent nursery, home office or dressing room. All three bedrooms benefit from built-in wardrobes, providing plenty of useful storage, while the accommodation is completed by a bathroom with bath and wash hand basin and a separate WC.

Outside, the corner-plot position gives the property a particularly open feel, with communal lawns extending to the front and side. This provides valuable additional space for children to enjoy and makes the surrounding area particularly convenient for dog walking and getting out for some fresh air. Two allocated parking spaces are also positioned nearby. To the rear, the lawned garden enjoys plenty of sunshine throughout the day, offering a pleasant private space for relaxing, entertaining or family play.

The combination of spacious accommodation, useful storage, generous communal open space and a sunny rear garden makes this a home with plenty to offer, particularly for those looking for somewhere that works well around busy family life.

LOCATION

The property is situated on a popular residential development in Buntingsdale, formerly part of the Tern Hill Barracks site, with useful everyday amenities close at hand. Tern Hill offers a primary school, convenience store, petrol station with mini-Waitrose, restaurant, popular fish and chip shop and sports centre. Market Drayton and Newport are approximately 5 and 9 miles away respectively, providing a wider range of shopping, leisure and everyday facilities. Shrewsbury, Telford and Newcastle-under-Lyme are also within comfortable commuting distance, while the A41 provides excellent road connections and mainline rail services are available from Stafford, Stoke-on-Trent and Crewe.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LOUNGE

KITCHEN/DINER

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

SEPARATE W.C.

EXTERNAL

ALLOCATED PARKING

LOCAL AUTHORITY

Shropshire Council.

COUNCIL TAX BAND

Council Tax Band: A

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.