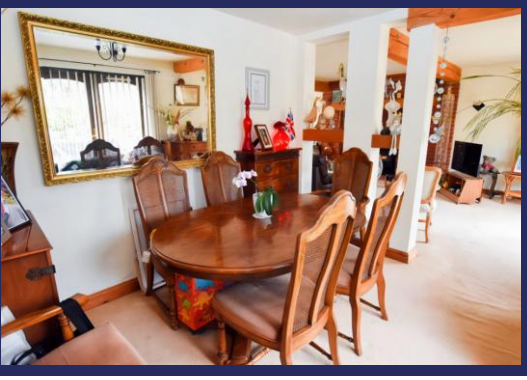
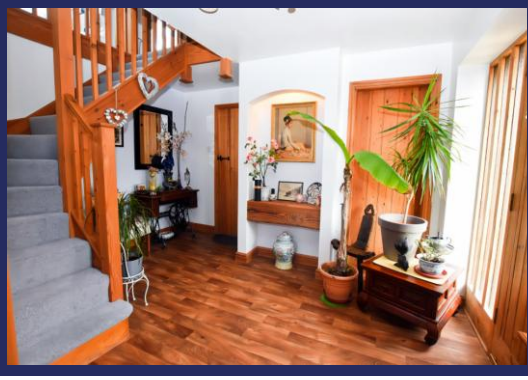
They Byre,

Barbers

Helping *you* move





The Byre, Crofters Meadow, Cheswardine, TF9 2NU

Tucked away on a small cul-de-sac is this spacious Three Bedroom Detached House with Garage and Double Car Port - and a wonderful, landscaped rear Garden that leads down to a deck overlooking the village pool.

Offers In Excess Of

£570,000

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Overview

- Three Bedroom Detached House, Highly Desirable Village Location
- Large Landscaped Garden with rear outlook over the Village Pool
- Entrance Hall, Guest WC, Utility
- Dining/Living Room with Inglenook Fireplace and French doors, Modern Breakfast Kitchen with French doors
- Principal Bedroom with En Suite,
- Garage, Double Carport, wide, gravelled Driveway
- Council Tax Band - E, Energy Rating - C

Brief Description

The welcoming Hall has a turning staircase rising to a galleried Landing and the underfloor heating running throughout the property means you'll always have a warm welcome. To the left, the light and spacious Lounge with a log burner set within an inglenook fireplace and French leads through the Dining Room. The smart, contemporary Breakfast Kitchen includes a breakfast bar, integrated dishwasher, microwave, oven and gas hob with extractor fan over, plus the Utility Room and a Guest WC. Upstairs, the Principal Bedroom benefits from its own En Suite Shower Room, and there are two further Double Bedrooms and a well-appointed Family Bathroom with a shower over the bath.

Externally, the property sits within a generous 0.21-acre plot. A wide gravelled Driveway provides ample Parking and leads to a Detached Garage and double Carport. The rear Garden is very special place with a large patio terrace overlooking the lawn and mature landscaped borders, and a winding path leads through a woodland garden to a timber overlooking the the village pond.

Location

Cheswardine is a village in North Shropshire and provides good local amenities including a Primary School, a Parish Hall, Bowling Green, Playing Fields, Church, Community Village Shop and two pubs - the Red Lion, and the Fox and Hounds - which serve food.

The village is approximately 4 miles from Market Drayton and 7 miles from Newport - both market towns with High Street stores, smaller specialised shops and indoor markets.

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. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

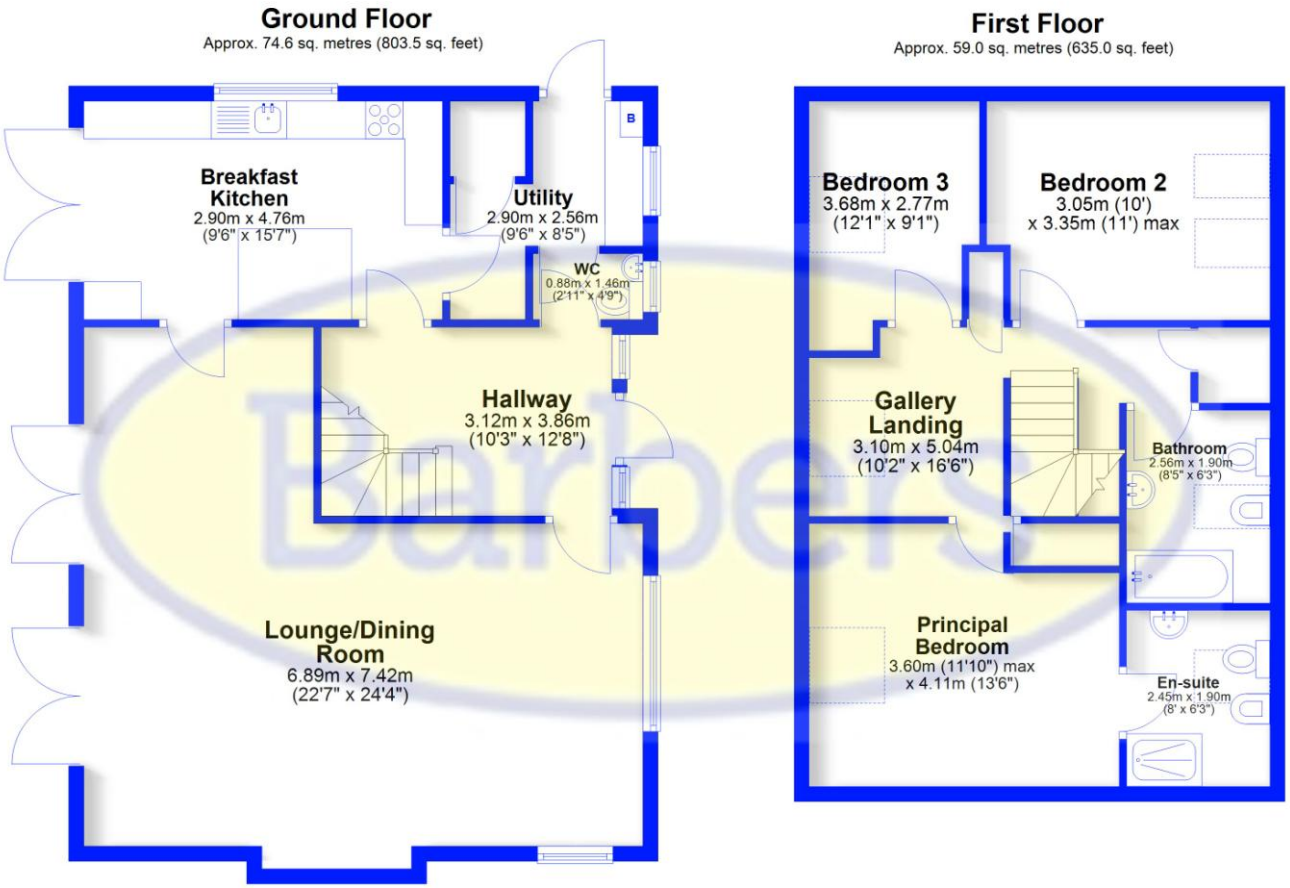
LOCAL AUTHORITY: Shropshire Council Tel: 0345 678 9002

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

DIRECTIONS: From Market Drayton take the A529 Hinstock Road and after 2.7 miles bear left on Haywoods Lane. As you come into the village, just before the sharp right-hand bend onto the High Street, Crofters Meadows is on your left and this property is in the left-hand corner.

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.



Total area: approx. 133.6 sq. metres (1438.4 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only

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.