



Helping *you* move



2 Steppes Way, Childs Ercall, TF9 2BN

A spacious Four Bedroom Modern Detached House Situated in Pretty Shropshire Village that's offered to the market with No Upward Chain.

Offers In Region Of
£365,000

Overview

- Modern Detached House
- Offered With No Upward Chain
- Situated in a Pretty Shropshire Village
- Entrance Hallway, Lounge, Study
- Impressive Dining Kitchen
- Utility Room, Cloakroom/wc
- Four Bedrooms, En-Suite, Main Bathroom
- Generous Rear Garden
- Driveway Parking
- Council Tax Band – D
- EPC Rating - E



Brief Description

The generous Living Accommodation provides an Entrance Hallway, Study/Family Room, a Lounge with a feature fireplace, a front bay window and French doors lead into the impressive Open Plan Dining Kitchen off which are the Utility and Cloakroom/WC. Onto the first floor, and from the landing you will find the Family Bathroom, Principal Bedroom with built-in wardrobes and an en-suite shower room, three further Bedrooms - two of which also have built in wardrobes.

To the front of the property has a lawned garden and a driveway that provides ample space for parking. The rear Garden is mainly laid to lawn with a paved patio that wraps around to the side of the property, which is an ideal space for storage. There is also a spacious timber workshop included with power and light.

Location

Market Drayton is a busy market town with a weekly Wednesday street market whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs.

A wider range of shops and facilities can be found in via the A53 to Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.



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

SERVICES: We are advised that mains electric, water and drainage are available with LPG gas central heating. 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

FOR MORE INFORMATION: Go to:
www.barbers-online.co.uk

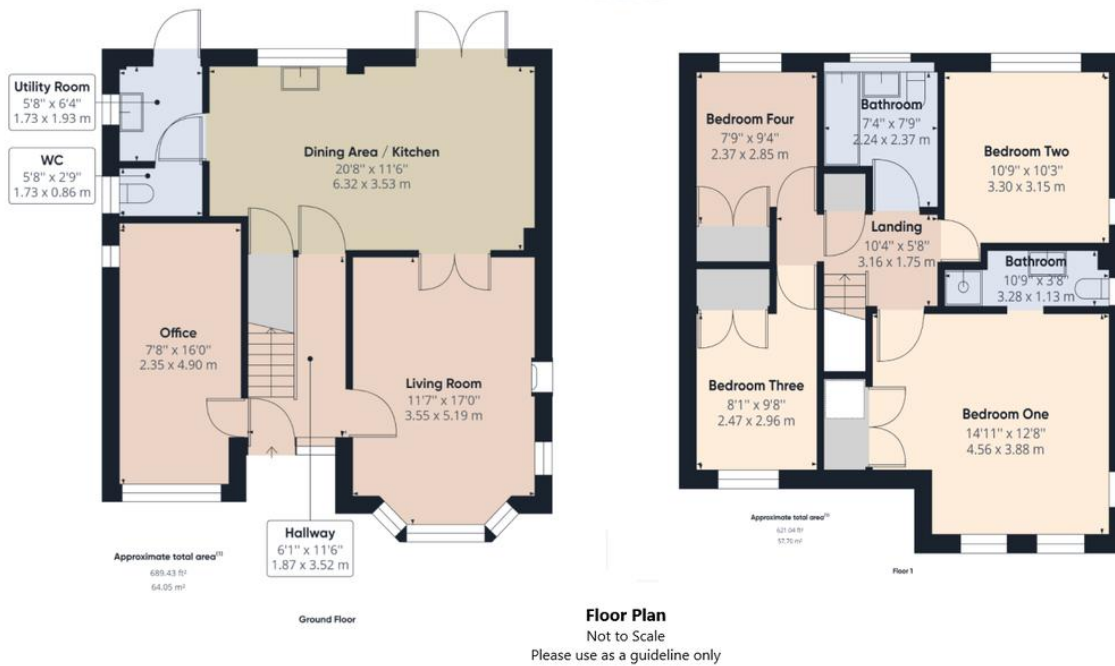


DIRECTIONS: Leave Market Drayton via the A53 for Tern Hill. At the Tern Hill roundabout take the first exit left onto the A41 and continue straight. Turn right onto Hatton Road sign posted for Childs Ercall. Continue onto Narrow Lane, left onto Eaton Road then right onto Steppes Way where you will find the property on the right hand side which can be identified by our For Sale board.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

Barbers



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.

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