



Helping *you* move



## The Coopers, Shawbroom Lane, Hopshort, Cheswardine, TF9 2NS

Wonderfully Generous Four Bedroom Detached Bungalow on a  
Large Plot in a Beautiful Secluded Location –  
OFFERED WITH NO UPWARD CHAIN

Offers in Region Of  
**£425,000**

# The Coopers, Shawbroom Lane, Hopshort, Cheswardine, Shropshire TF9 2NS

Helping *you* move

## Overview

- Four Bedroom Detached Bungalow
- In Beautiful Secluded Location
- On Large Surrounding Plot
- Offered With No Upward Chain
- 2 Reception Rooms, Family Bathroom
- Good Sized Kitchen
- Utility/Laundry Room, Store Room
- Integral Double Garage, Cloaks/wc
- Plentiful Parking Space
- Updating Needed but Great Potential
- Energy Rating D-62



*Being offered with no upward chain, The Coopers is a generous detached bungalow in the hamlet of Hopshort. Situated close to the charming village of Cheswardine and all of its amenities, plus having beautiful countryside walks right on its doorstep, this superb property would provide a truly lovely home. The spacious living accommodation, which is in need of some updating offers a great wealth of potential and currently provides an L-shaped entrance hallway, a superbly large lounge that leads into the dining room, a good sized kitchen - plus a useful utility/laundry room with doorway access into the integral double garage. Also off the hallway you will find four bedrooms which are all double with exception to the largest bedroom, which could easily also facilitate a large en-suite once remodelled. There is also a wonderfully large main bathroom, cloakroom wc, storage room and a further built in storage cupboard. Externally, the property sits on a large plot which also has the option of an extra piece of land which is available by separate negotiation. The property is approached via a gated driveway leading onto the parking area where you could comfortably fit multiple vehicles. The front of the property also includes a good sized lawn with hedge borders and a range of mature trees such as an impressive weeping willow and magnolia which boasts a stunning display when in flower. The rear garden is fully laid to lawn with a paved patio seating area and also includes an ornamental fish pond.*

### L-SHAPED ENTRANCE HALLWAY

31' 5" x 16' 3" (9.58m x 4.95m)

### LOUNGE

19' 10" x 13' 4" (6.05m x 4.06m)

### DINING ROOM

12' 4" x 11' 2 max" (3.76m x 3.4m)

### KITCHEN

12' 5" x 10' 1" (3.78m x 3.07m)

### UTILITY/LAUNDRY ROOM

12' 3" x 9' 11" (3.73m x 3.02m)

### INTEGRAL DOUBLE GARAGE

19' 9" x 15' 11" (6.02m x 4.85m)

### CLOAKROOM/WC

8' 1" x 4' 5" (2.46m x 1.35m)

### BEDROOM FOUR/STUDY

13' 3" x 7' 10" (4.04m x 2.39m)

### BEDROOM ONE

17' 8 max" x 14' 11" (5.38m x 4.55m)

### BEDROOM TWO

14' 0" x 9' 11" (4.27m x 3.02m)

### BEDROOM THREE

13' 3" x 10' 0" (4.04m x 3.05m)

### STORAGE ROOM

6' 5" x 3' 11" (1.96m x 1.19m)

### BUILT IN STORAGE CUPBOARD

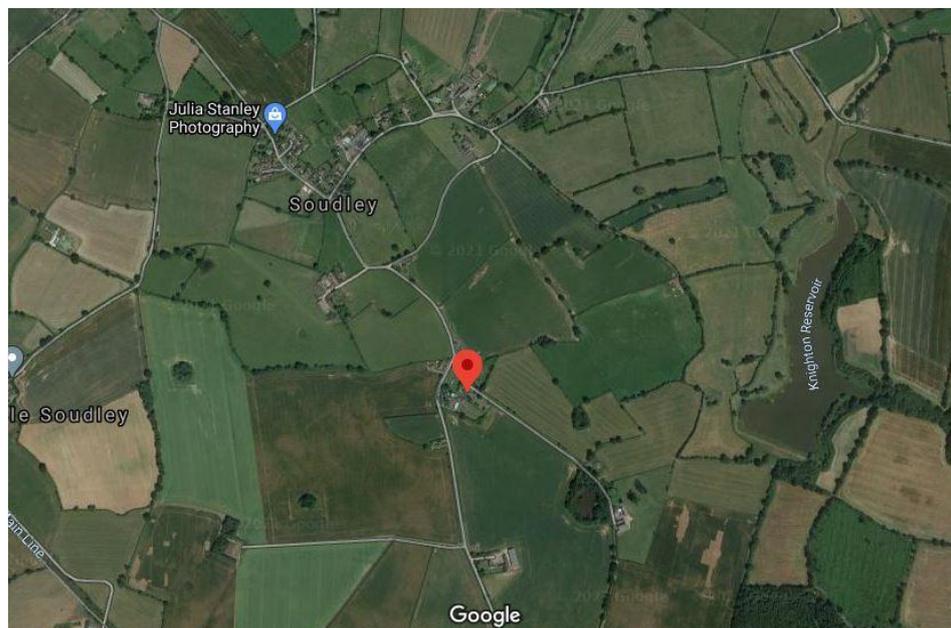
4' 11" x 2' 7" (1.5m x 0.79m)



# Helping *you* move

## LOCATION

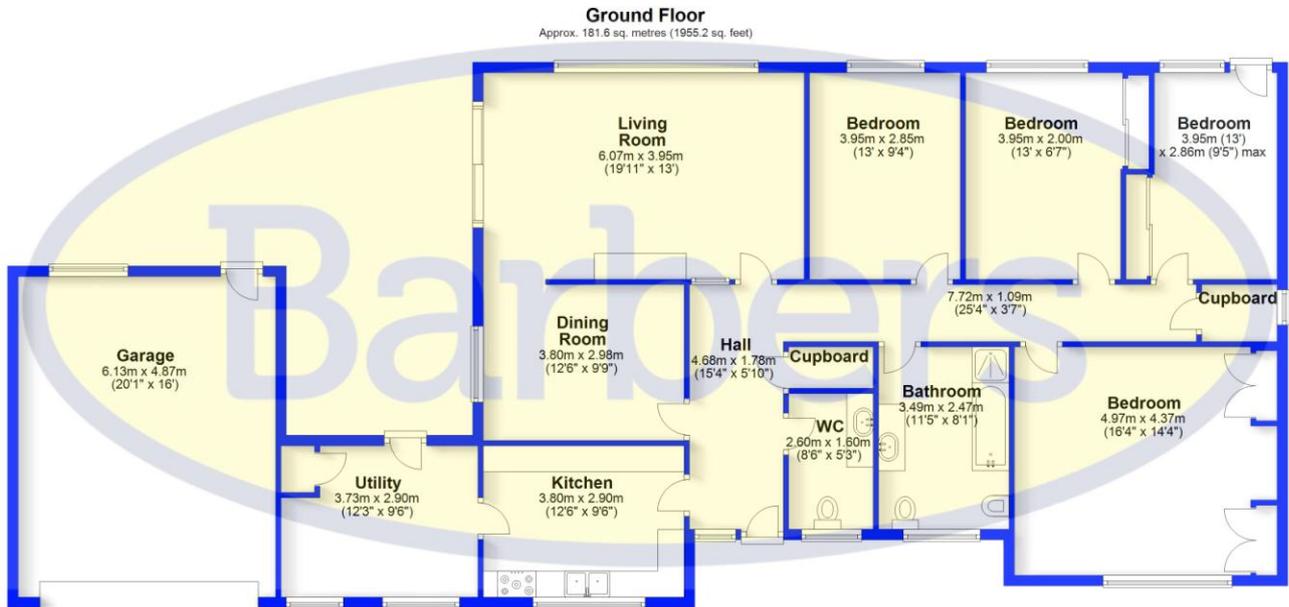
Situated in the rural location of Hopshort which is approximately 1 mile from the North Shropshire village of Cheswardine which provides good local amenities including a Primary School, two pubs and a community shop. The property is approximately 5 miles from Market Drayton and 6 miles from Newport with their High Street stores, smaller specialised shops and indoor markets. The more comprehensive shopping, leisure and employment facilities offered by Stoke on Trent, Stafford and Telford are approximately 15 miles distance.



Copyright Google Maps.

## Directions

From Market Drayton head south on the A529 then turn left and proceed into Cheswardine village. Continue through the village into the hamlet of Soudley. After leaving Soudley continue for about 550 metres and turn 3rd left at a grass triangle into a no through road, where you will find the property on the right hand side.



Total area: approx. 181.6 sq. metres (1955.2 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

## SERVICES

We are advised that mains electric, water and drainage are available with gas fired central heating. Barbers have not tested a ny 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.

## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

## 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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

## 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!

MD22057030321

Market Drayton Residential Sales

Tel: 01630 653641

Email: [marketdrayton@barbers-online.co.uk](mailto: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 buy, please contact us before viewing the property.