

# Barbers

Helping *you* move



Beswick House, Beswick Lane,  
Norton in Hales  
Shropshire, TF9 4AX

Offers in Region of  
**£435,000**

# Beswick House, Beswick Lane, Norton in Hales Market Drayton, Shropshire, TF9 4AX

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## Overview

- Characterful Semi Detached Cottage
- In Highly Sought After Village Location
- Beautifully Presented Throughout
- Lounge, Sitting Room, Garden Room
- Open Plan Dining Kitchen/Family Area
- Utility/Rear Porch, Cloakroom/wc
- Detached Double Garage
- Four Bedrooms, En-Suite, Bathroom
- Generous Surrounding Gardens
- Ample Driveway Parking
- Attractive Courtyard to Rear
- Lovely Countryside Views



*"Beswick House is a lovely character property on a generous corner plot, situated in the much sought after village of Norton in Hales. This stunning home is beautifully presented throughout and offers plenty of well laid out living space. As you enter via the enclosed front porch you will find an entrance hall with stairs to the first floor and access to a cosy sitting room, garden room, a stunning country style dining kitchen with a family seating area, a generous lounge with a door leading out onto the rear courtyard area and rear porch/utility with cloakroom wc. Onto the first floor off the landing area there is an impressive master bedroom with a modern en-suite shower room and walk-in wardrobe, three further good sized bedrooms and a family bathroom. The detached double garage has an adjoining storage room, mains power and water connection so is perfect for anybody who works from home. Not forgetting the added bonus of having no upward chain, this beautiful property is ready and waiting for the next lucky owner."*

### DINING KITCHEN/FAMILY ROOM

20'2" x 12'0" (6.15m x 3.66m)

### LOUNGE

20'1" x 13'6" (6.12m x 4.11m)

### SNUG

12'11" x 9'11" (3.94m x 3.02m)

### GARDEN ROOM

### REAR HALL/UTILITY ROOM

9'0" x 7'11" (2.74m x 2.41m)

### CLOAKROOM/WC

3'7" x 2'6" (1.09m x 0.76m)

### BEDROOM FOUR

9'10" x 7'6" (3m x 2.29m)

### FAMILY BATHROOM

7'0" x 5'8" (2.13m x 1.73m)

### BEDROOM THREE

9'1" x 7'9" (2.77m x 2.36m)

### BEDROOM TWO

10'9 min" x 8'10" (3.28m x 2.69m)

### MASTER BEDROOM

13'6" x 12'0" (4.11m x 3.66m)

### EN-SUITE SHOWER ROOM

7'8" x 6'11" (2.34m x 2.11m)

### DRESSING ROOM

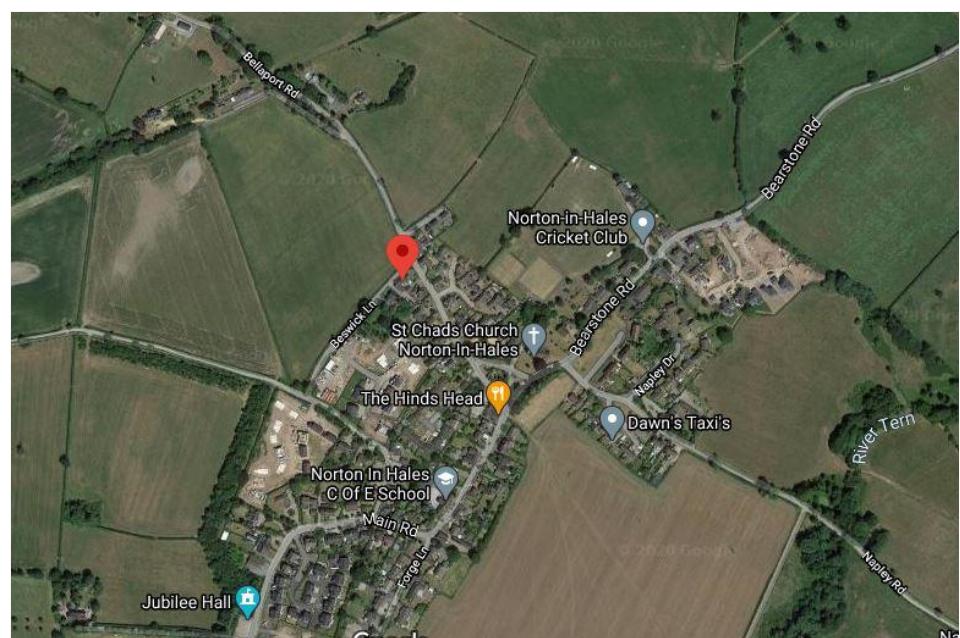
6'2" x 3'8" (1.88m x 1.12m)



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## LOCATION

Situated in the village of Norton-in-Hales, which has won a number of RHS Britain in Bloom gold awards and most recently a gold award becoming the overall winner in the village category of Heart of England in Bloom. Also offering a primary school, The 'Hinds Head' public house, church, bowling green and cricket club. This lovely rural village is located approximately 3 miles from the town of Market Drayton, which offers a range of amenities such as schools, specialist and high street shops, supermarkets and health and leisure facilities and is within commutable distance to the larger towns of Stoke-on-Trent, Shrewsbury, Nantwich and Chester.

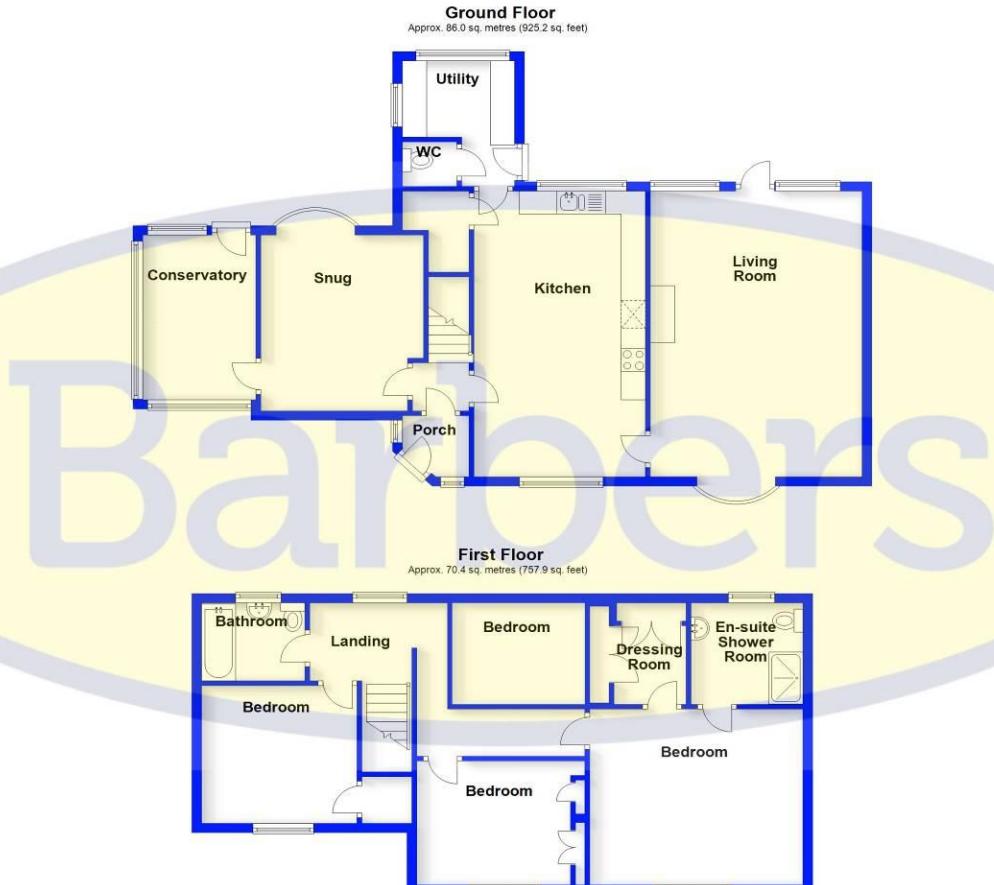


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## Directions

Leaving our office turn right onto Maer Lane and continue out of town towards the village of Norton in Hales. Upon entering the village, pass the Jubilee Village Hall, turn left onto Chapel Lane and then right into Beswick Lane where you will find the property on the right hand side.

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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 oil fired 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.

## 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.

**MD27468180920**

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**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.