



Helping *you* move



## Laburnum Villa, Wistanswick, TF9 2AZ

Laburnum Villa is everything you'd expect from a country cottage - great village location, large, pretty Garden and character oozing out of every room! And it's offered to the market with No Upward Chain - so it could soon be yours to move into!

Offers in the Region of  
**£475.000**

## Overview

- Four Bedroom Semi Detached Cottage
- No Upward Chain
- Utility Room, Cloaks/WC, Cellar
- Dining Room, Breakfast Kitchen, Conservatory
- Lounge with Inglenook Fireplace, Sitting Room
- Master Bedroom with En Suite, Family Bathroom
- Double Garage, Gravelled Driveway
- Council Tax Band-D, EPC Rating E



## Brief Description

To the ground floor is the Lounge with French doors to the rear Garden and cast-iron log burner set in a feature brick fireplace, Dining Room, Utility with Cloaks/WC, Kitchen Diner with door to the Cellar, further Kitchen area leading to the Conservatory and Snug/Living Room with open fire. To the first floor, is the Master Bedroom with En Suite Bathroom, plus three further Bedrooms - two of them Doubles - and the Family Bathroom with corner bath and separate shower.

There's generous outside space with a wide lawned garden to the front with gravelled driveway round to the Double Garage. To the rear is a gravelled entertaining area, with steps up to a large lawned garden, with Summer House.

## Location

Wistanswick is a small village in North Shropshire, almost equi-distance from the market towns of Newport and Market Drayton. There's a local pub - The Red Lion - and each year the village hosts a popular summer fete. The closest Post Office is in Hinstock, and there are two well-regarded Primary Schools within a few minutes' drive.

Being just off the A41 Wistanswick, has easy access to many towns and cities. Telford and Shrewsbury are only half an hour drive from the village and Stoke on Trent, Birmingham and even Manchester are within a short distance for commuters.



# Your Local Property Experts

## 01630 653641



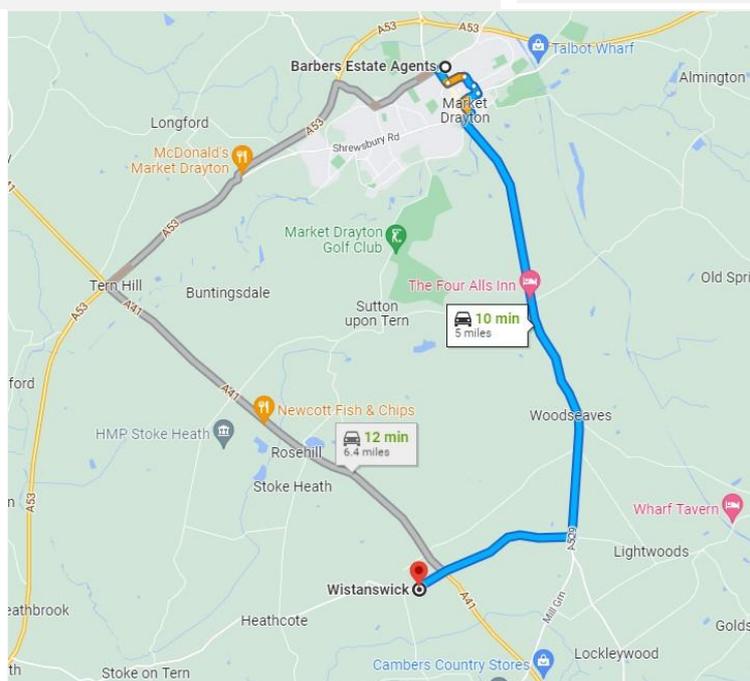
### Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office, Tower House, Maer Lane, Market Drayton, Shropshire, TF9 3SH on 01630 653641 or Email to:

[marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that XXXX 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 the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

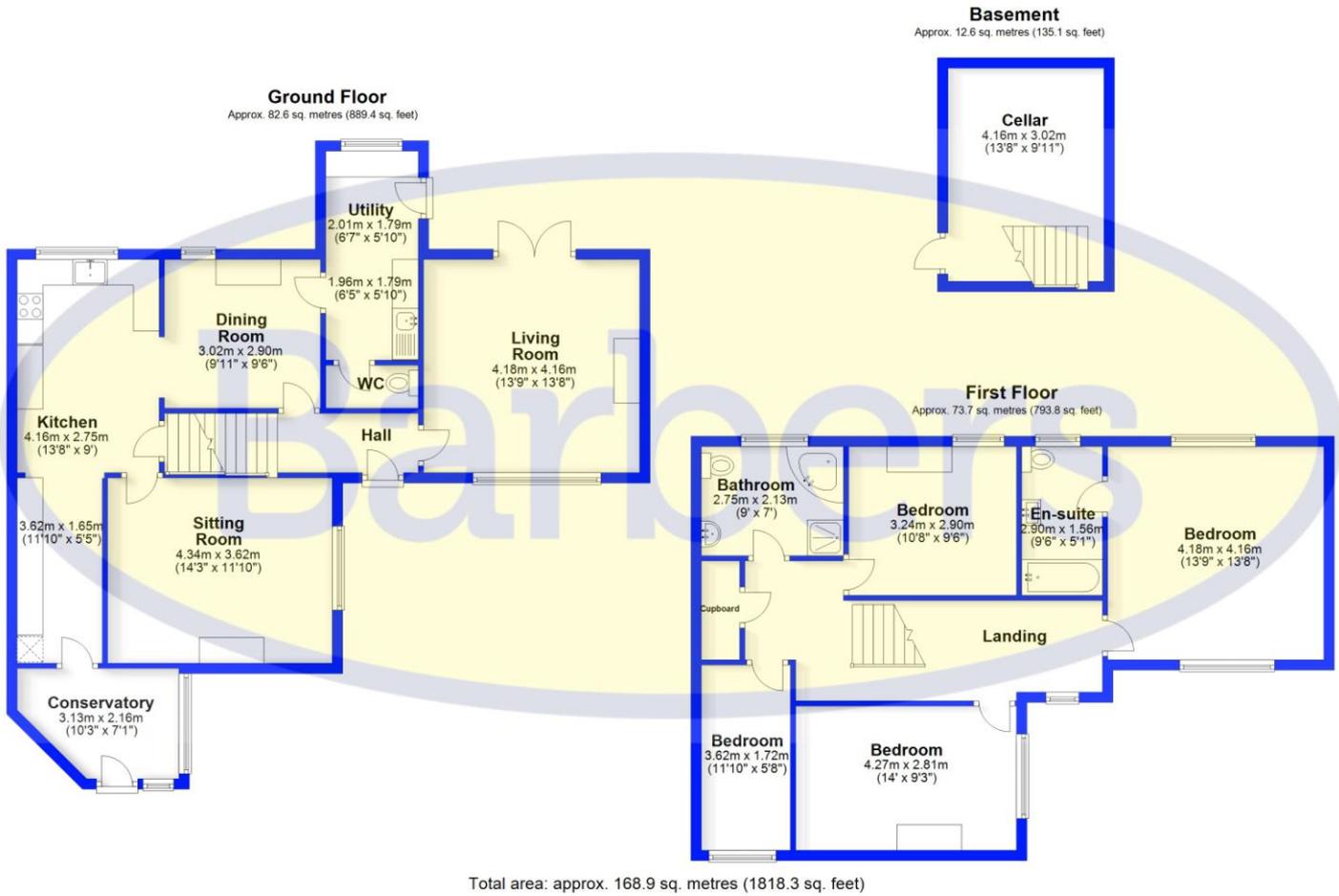
**LOCAL AUTHORITY:** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



**DIRECTIONS:** From Market Drayton take the A529 Hinstock Road for 3.4 miles turn right - signposted to Wistanswick and Lockley Storage. At the crossroads with the A41 go straight over into Wistanswick village and, after 1.2 miles, the property is on your left, with the house name set in the stone wall to the driveway.

**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.



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Plan produced using PlanUp.



## 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.

**BARBERS ESTATE AGENTS: Tower House, Maer Lane, Market Drayton, TF9 3SH | Tel: 01630 653641**  
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