



Helping *you* move



Claremont, Wood Lane, Wollerton, TF9 3NY

With glorious, far-reaching countryside views and approximately five acres (2.02 hectares) of Paddocks and Gardens, this Two Bedroom Detached Bungalow just needs some TLC to bring out its true potential as a lovely country home.

Offers In Region Of
£475,000

Overview

- Two Bedroom Detached Bungalow
- Wonderful Countryside Location
- Approximately 5 Acres of Paddocks and Gardens
- Entrance Hall, Sitting Room, Dining Room
- Kitchen & Utility/Bootroom
- Bathroom & En Suite
- Garage, Greenhouse, Shed and Brick Cow Shed
- Large Gardens to Front and Rear
- EPC Rating TBC



Brief Description

The Bungalow has an attractive double-fronted aspect and the side Entrance Hall leads to the Living/Dining Room and on to the Store Room/Home Office. To the Dining Kitchen is a Larder store and a glazed door opens to the Conservatory. There's a Utility/Boot Room and inner Lobby to the Bathroom and a large Double Bedroom. The Lounge has an open fireplace, the Bedroom has an En Suite Shower Room, and both rooms have bay windows with stunning countryside views.

Externally, the property is approached via a long Driveway which wraps round the outbuildings back to the road providing a second vehicle access. In the Gardens are a green house and storage shed - and the original brick-built cow shed overlooking the land. There are two large Paddocks to the rear of the property with countryside views beyond.

Location

Wollerton is just two miles from the popular village with its thriving Junior School, Restaurant/Pub, Medical Centre and Village Stores. The closest town is Market Drayton which offers a wide variety of amenities such as Schools, Specialist and High Street Shops, Supermarkets and Health and leisure Facilities - and a traditional street market every Wednesday.

The larger towns of Shrewsbury (16 miles), Telford (16 miles) and Newcastle-U-Lyme (20 miles) are all in commutable distance and offer a wider range of amenities, with Birmingham being 48 miles away.



Your **Local** Property Experts

01630 653641



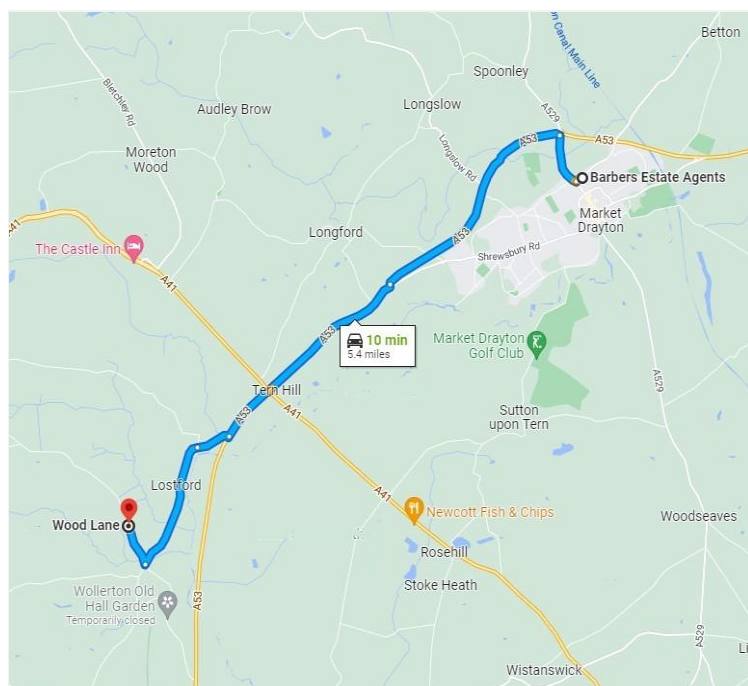
Useful Information

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

SERVICES: We are advised that mains water and electricity are available, with electric storage heaters and septic tank drainage. 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, SY2 6ND. Tel: 0345 678 9002



DIRECTIONS: From Market Drayton take the A53 signposted to Shrewsbury. At Tem Hill roundabout take the second exit to stay on the A53. Turn first right for Hodnet and, after 1.2 miles, take the 2nd right onto Wood Lane – Claremont is on your right after approximately 500m.

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.

FLOOR PLAN – To Follow



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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.

**BARBERS ESTATE AGENTS: Tower House, Maer Lane,
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