



Helping *you* move



Manors Cottage, Woodseaves, TF9 2AT

A nicely presented Four-Bedroom Detached House with the most gorgeous, extensive Garden, double Garage, Workshop and even your own Pub... Viewing Highly Recommended!

Offers In Region Of
£580,000

Overview

- Four Bedroom Detached Character House
- Dining Room, Kitchen, Utility, GF WC, Conservatory
- Four Bedrooms, Bathroom, Shower Room
- Large Front and Rear Garden, Ornamental Pond, Patio Seating Areas, Garde 'Pub' & Workshop
- Double Garage, Driveway Parking for 4-5 Cars
- Council Tax Band – F
- EPC Rating - E



Brief Description

To the front is the Entrance Porch to the Dining Room with stairs rising to the first floor, a spacious, dual aspect Lounge with log burning stove in an inglenook fireplace. The Kitchen, rear lobby leading to the ground floor W.C., large Utility and Conservatory. To the first floor is the Gallery Landing, off which are your four Double Bedrooms, a Shower Room and the Family Bathroom.

The outside space at Manor Cottage is most impressive! There's a lawned Garden and Parking to the front and side of the house and a gate leads to further parking and the Double Garage to the rear of the property. To the rear is a large, mature, beautifully landscaped Garden with central lawned area, feature ornamental pond, patio entertaining area.

Location

Woodseaves is a small village approximately 3 miles from Market Drayton, a market town that offers you a High School, Indoor Swimming Pool, Doctors' Clinic, Dentists and a good range of Shops and Supermarkets. There's a good range of sports clubs including Squash, Tennis, Cricket and Football.

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 25 minutes' drive (depending on traffic).



Your Local Property Experts

01630 653641



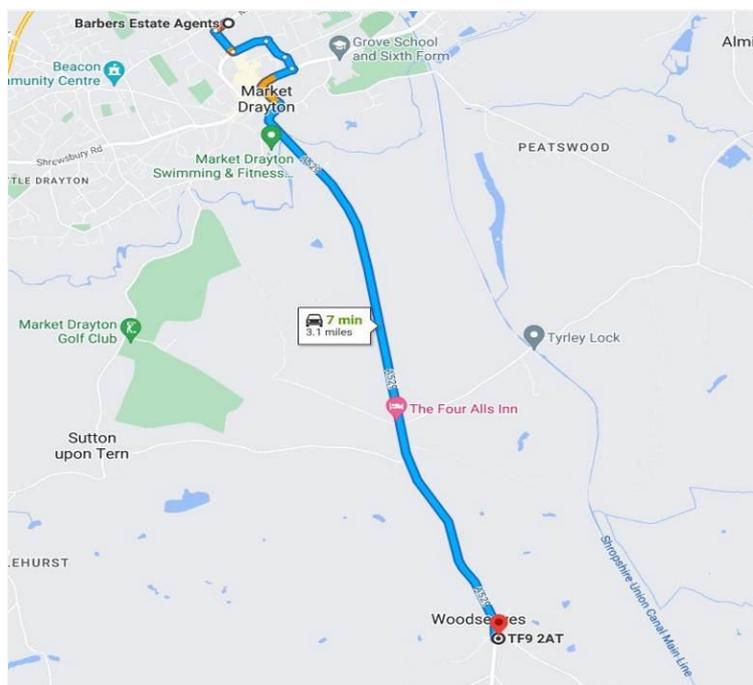
Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office, 01630 653641 or Email to:

marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains water, drainage and electricity plus oil fired central heating 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.

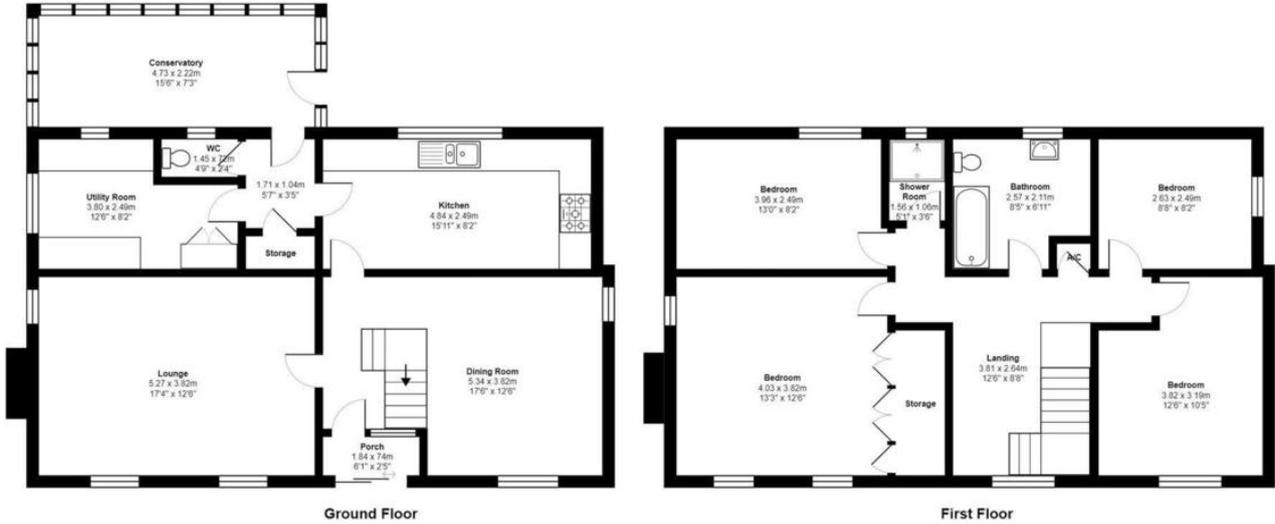
LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



DIRECTIONS: From Market Drayton take the A529 Hinstock Road. After 3.1 miles, the property is the white rendered cottage on your left just after the turning to Haywood Lane.

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.



All measurements are approximate and for display purposes only



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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