



Helping *you* move



24 Langley Dale, Stoke on Tern, TF9 2DX

A very nicely presented, extended Four Bedroom Semi-Detached House on a large Garden Plot, with Lounge and separate Dining Room, Principal Bedroom with En Suite and Driveway Parking for 3-4 vehicles.

Offers In Region Of
£315,000

Overview

- Impressive Four Bedroom Semi-Detached House
- Recently Extended and Modernised Throughout
- Entrance Hall, Snug, Dining Room, Lounge with Log Burner
- Modern Breakfast Kitchen
- Principal Bedroom with spacious En Suite, Shower Room
- Gardens to Front and Rear
- Driveway Parking for 3-4 Cars
- Council Tax Band – B
- EPC Rating - B



Brief Description

To the ground floor is a light and spacious Entrance Hall, a Snug with patio doors out to the Garden, the Dining Room and part-glazed doors then lead through to the light and very spacious Lounge with a cast iron log burner. The smart Breakfast Kitchen has a good range of grey, flat-fronted units with a ceramic sink, space for your dishwasher, washing machine, tumble dryer and fridge, and a Chef Master range-style cooker which is included in the sale.

The Principal Bedroom is another excellent size room, with a wall of built-in wardrobes and an impressive En Suite with free-standing bath and corner shower. Bedrooms Two and Three both have the original cast iron fireplaces and Bedroom Four is a good-size Single Bedroom, and completing the accommodation is the Family Shower Room with walk-in shower.

Externally, the property has a front lawned Garden, Driveway Parking for 3-4 cars and a large rear Garden with patio area.

Location

Stoke on Tern is a rural hamlet with a Primary School and Village Hall. The closest town is Market Drayton which offers you a good range of Shops, Supermarkets, a High School, Doctors' Practice, Dentists, Clubs and Facilities including an Indoor Swimming Pool.

Newport, Nantwich, Whitchurch and Shrewsbury are all within a ten-mile radius and the closest mainline railway stations will be at Crewe, Stafford or Stoke-on-Trent.



Your Local Property Experts

01630 653641

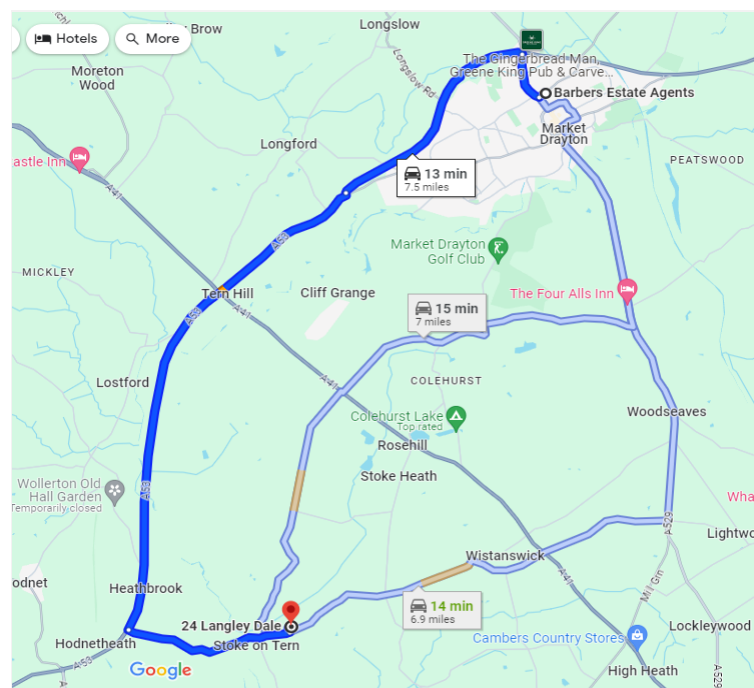


Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains water, drainage and electricity services 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.

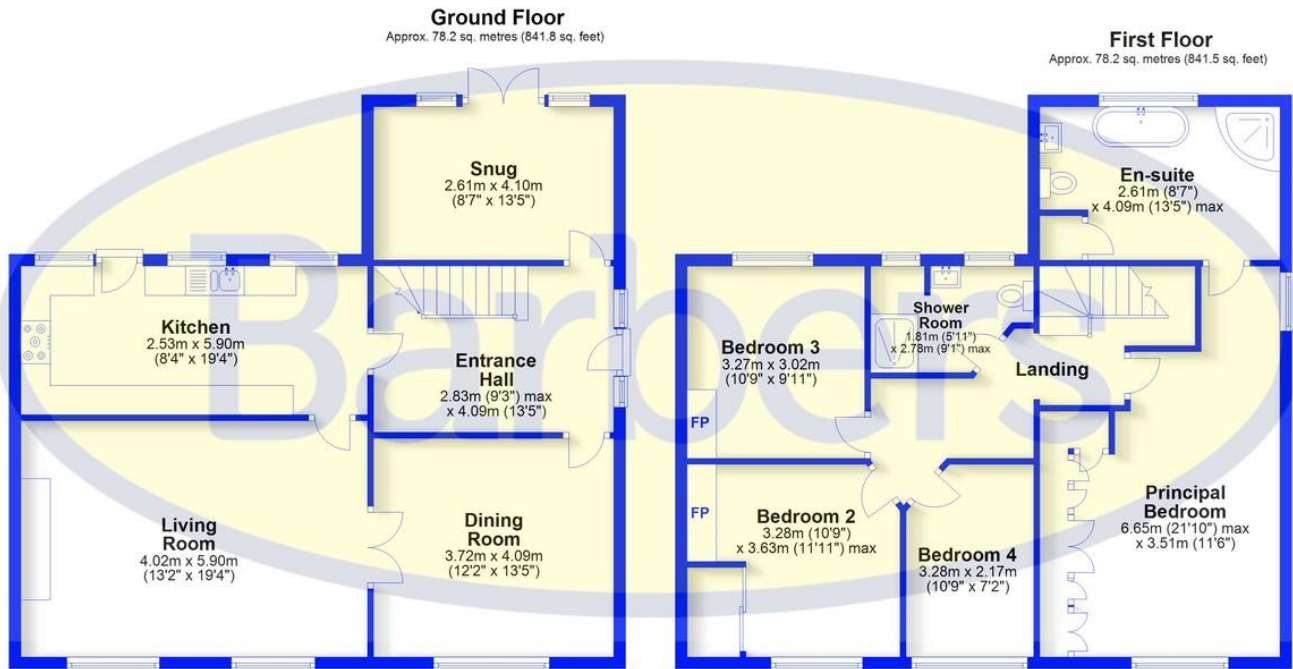
LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



DIRECTIONS: From Market Drayton take the A53 towards Shrewsbury, and go straight over the roundabout at Tem Hill to stay on the A53 and after 4.1 miles turn left to Stoke on Tern. After 1.2 miles the property is on your left just after the turning into Langley Dale and can be identified by our For Sale sign.

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.



Total area: approx. 156.4 sq. metres (1683.4 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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.



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 AGENT: Tower House, Maer Lane,
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