



Helping *you* move



Manor Barn, Bletchley Court, TF9 3RZ

A spacious, very nicely presented Four Bedroom Semi-Detached Barn Conversion on this exclusive courtyard development, with modern Breakfast Kitchen, Lounge with separate Dining Room, and Principal Bedroom with En Suite.

Asking Price Of
£475,000

Manor Barn, Bletchley Court Market Drayton, TF9 3RZ

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Overview

- Four Bedroom Semi-Detached Barn Conversion, Full of Character, Courtyard Development
- Reception Hall, Office, Shower Room, Lounge with Multi-Fuel Stove, Dining Room, Breakfast Kitchen
- Principal Bedroom with En Suite Bathroom, Three Further Double Bedrooms, Bathroom
- Large Garden, Parking & Double Garage
- Council Tax Band - E, Energy Rating - D



Brief Description

To the ground floor, is the Reception Hall with an oak staircase leading up to the Gallery Landing, a quarry tiled floor and the feature oak beams and doors you'll find throughout the property. The Lounge has a log burner set in a feature brick fireplace, the Study overlooks the rear Garden and off the inner Hall is the Shower Room and Boiler Room. The Dining Room which opens through to the Breakfast Kitchen which has a Snug area with stable door to the garden, and a large Kitchen with an excellent range of modern blue Shaker-style units, integrated dishwasher, double oven, hob with extractor fan over, space for your washing machine and for a tall fridge freezer.

Moving to the first floor and off the Gallery Landing is the Principal Bedroom with an En Suite Shower Room, three further Double Bedrooms are all double rooms, and the family Bathroom with a shower over the bath, WC and wash hand basin.

The property is set on a generous corner plot, with a Double Garage two Parking spaces to the front, a part-walled gravelled Garden and rear Garden with lawn, raised beds and patio area.

Location

Bletchley is a hamlet approximately three miles from Market Drayton with easy access to the A41 and A53 for Whitchurch, Newport and Shrewsbury.

There's a popular pub in Bletchley and a petrol station with mini Waitrose, but most facilities are in Market Drayton, a busy market town with a weekly street market, supermarkets, local shops, cafes and restaurants, primary and secondary schools and a large medical center.



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 and electricity services with a shared septic tank drainage and oil 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 purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.

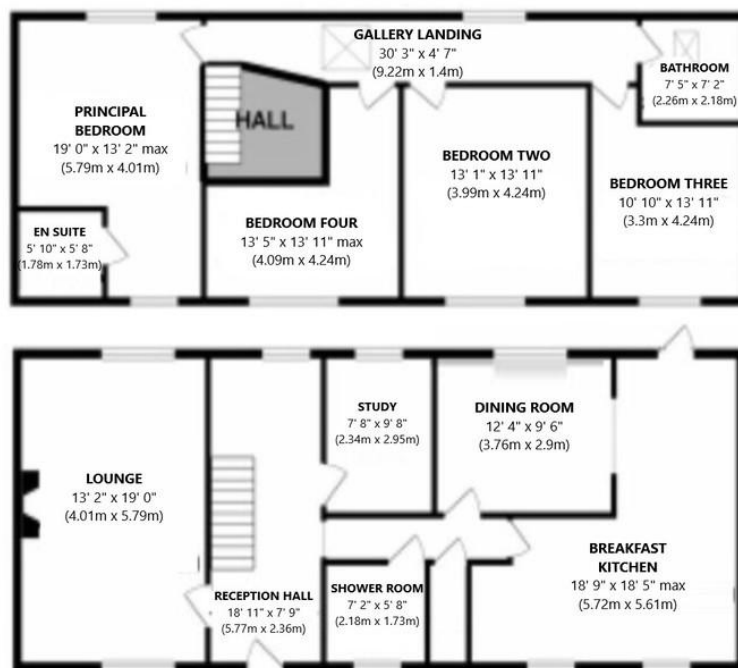


DIRECTIONS: From Market Drayton take the A53 towards Shrewsbury. At the Tem Hill roundabout turn right and after approximately a mile - just as the road becomes a dual carriage way - turn left onto Bletchley Court and keep right under the archway where the property is on your right-hand side.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

Barbers



This Floor Plan is Not to Scale
Please use as a Guideline to Layout Only

TOTAL FLOOR AREA: 2161.10 sq. ft. (200.77 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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