



Helping *you* move



Min Y Ddol, Knighton, TF9 4HS

With far-reaching countryside views from the rear Garden, this is a very nicely presented Two Bedroom Semi-Detached House has a spacious Lounge, modern Breakfast Kitchen and Conservatory - and is offered to the market with No Upward Chain.

Offers In Region Of
£235,000

Overview

- Two Bedroom Semi-Detached House, No Upward Chain
- Far-Reaching Countryside Views
- Entrance Hall, Lounge with Log Burning Stove
- Smart, Modern Dining Kitchen, Large Conservatory, Cloaks/WC
- Two Bedrooms, Family Bathroom with Bath & separate Shower
- Driveway Parking, Rear Garden with Patio & Sheds
- Council Tax Band - B, Energy Rating - D



Brief Description

To the front of the property is a lawned Garden with a gravelled Driveway giving you Parking for 2-3 vehicles. The front door opens to the Hallway and a door to your left opens to the light and spacious Lounge with bay window and a log burning stove set in a feature inset fireplace. The Breakfast Kitchen has modern Shaker-style kitchen units, with integrated dishwasher and fridge freezer, space for a Range-style cooker and a breakfast bar, and the Conservatory is a super space that runs the full length of the side of the house, making the most of the views out over the nearby farm's fields.

Moving to the first floor, and Bedroom One is a good-size double Bedroom with built-in storage and Bedroom Two also has built-in storage and a feature panelled wall. Completing the accommodation is the stylish Bathroom with double sinks set in a vanity unit, airing cupboard, bathtub and separate corner shower.

Location

Knighton is a small hamlet on the Shropshire/Cheshire/Staffordshire borders with Woore being the closest village which has a Primary School, Village Store with Post Office, Pub, Village Hall, Cricket Club and Tennis Club. Nearby Villages of Audlem and Loggerheads have mini-supermarkets, local shops, pubs and facilities.

The larger towns of Nantwich, Market Drayton and Newcastle-under-Lyme offer you a greater mix of shops, cafes, schools and facilities. M6 J15 & 16 are approximately 25 minutes' drive, with the closest mainline railway station being Crewe.



Your **Local** Property Experts

01630 653641



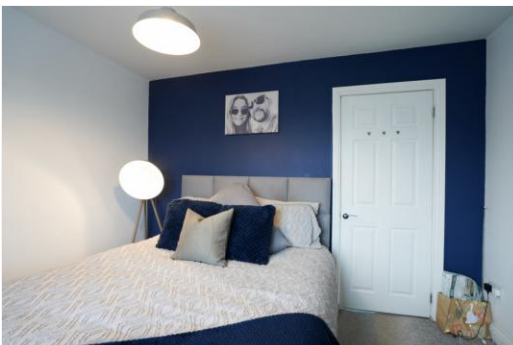
Useful Information

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
Tel: 0345 678 9002

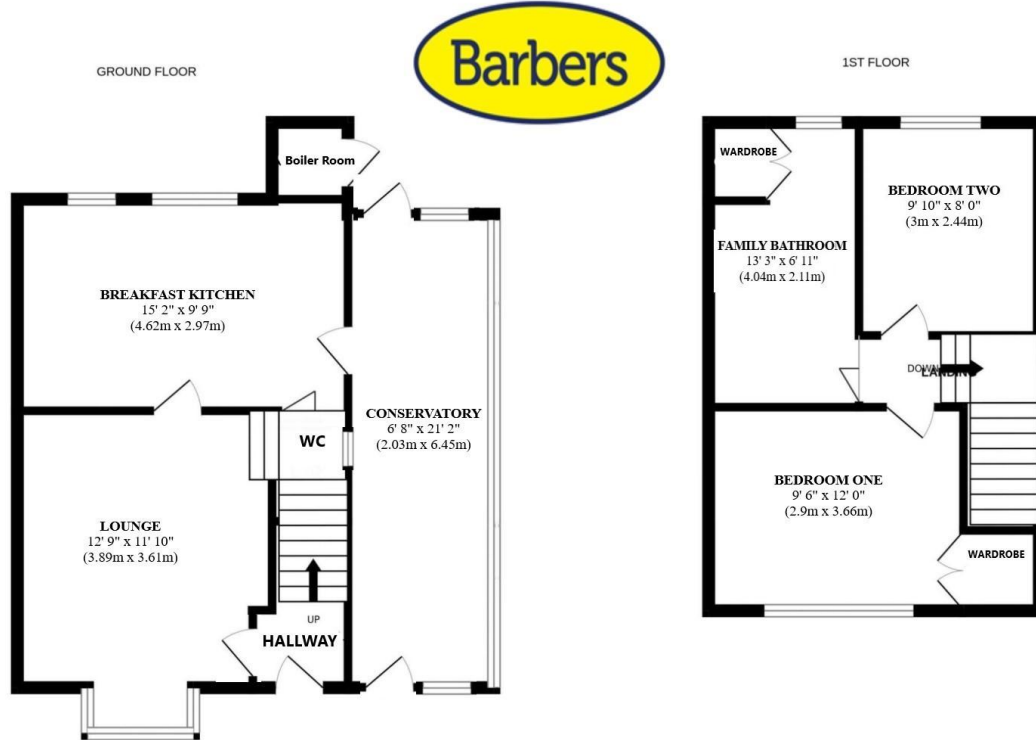
TENURE: We are advised that the property is Freehold.



DIRECTIONS: From Market Drayton take the A53 towards Loggerheads and bear left at Red Bull towards Knighton and Woore. At the T-junction bear left, travel through Knighton and over the bridge where the property is on your left and can be identified by our For Sale sign. What3Words: ///upholds.flop.husband

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.



Floor Plan - Not to Scale
Please use as a Guideline to Layout only

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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Barbers