



Helping *you* move



14 Silver Close, Norton-in-Hales, TF9 4FG

Set on a quiet cul-de-sac in the highly popular village of Norton-in-Hales, this is a nicely presented Three Bedroom Semi-Detached House with a Conservatory, Principal Bedroom with En Suite and plenty of Driveway Parking.

Offers In Region Of
£300,000

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Overview

- Three Bedroom Semi-Detached House
- Nicely Presented Throughout
- Entrance Hall, Guest WC, spacious Lounge
- Smart Dining Kitchen that's open to the Conservatory
- Principal Bedroom with En Suite Shower Room, Two Further Bedrooms, Shower Room
- Rear Garden with Greenhouse, Driveway Parking and Patio
- Council Tax Band - C, Energy Rating - C



Brief Description

To the ground floor is the welcoming Hallway with a feature oak and glass balustrade to the stairs, and a Guest WC tucked under the staircase, a spacious Lounge and the Dining Kitchen. The Kitchen area is well equipped with Zanussi integrated appliances including fridge freezer, oven with induction hob and extractor fan over, washer/dryer and dishwasher. The Dining Area is open to the light and bright Conservatory which has French doors overlooking the pretty rear Garden.

Moving up to the first floor, and the Bedrooms are set around the central Landing which has Loft access and a useful airing cupboard. The Principal Bedroom is to the front of the property and has an En Suite Shower Room, Bedroom Two is another double room and Bedroom Three is currently used as a Dressing Room. Completing the accommodation is the Shower Room with a walk-in double shower.

Externally, there's a wide front lawn with block paved Driveway giving you parking for 2-3 cars, and an enclosed rear Garden with greenhouse.

Location

Norton-in-Hales is a pretty village on the Shropshire/Staffordshire/Cheshire borders, with a well-regarded Primary School, Play Area, Village Hall, Tennis Club, Cricket Pitch, Bowling Green, Church - and popular local Pub.

The closest shops and Post Offices are in Market Drayton - a bust market town with a good mix of shops, cafes, supermarkets, sports facilities and High School.



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 electricity, water and drainage services are available, with LPG 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.

SERVICE CHARGE: £250 p.a for the maintenance of the cul-de-sac

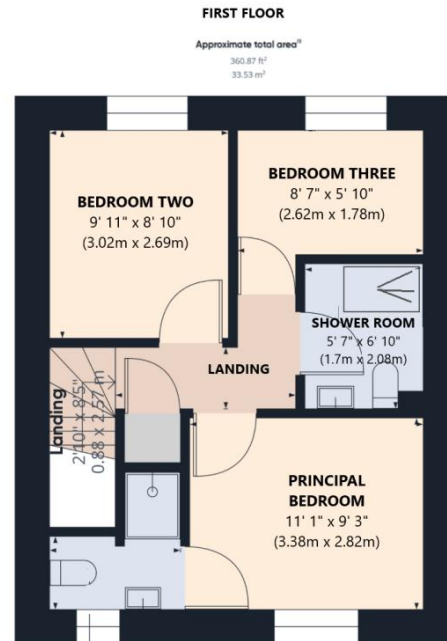
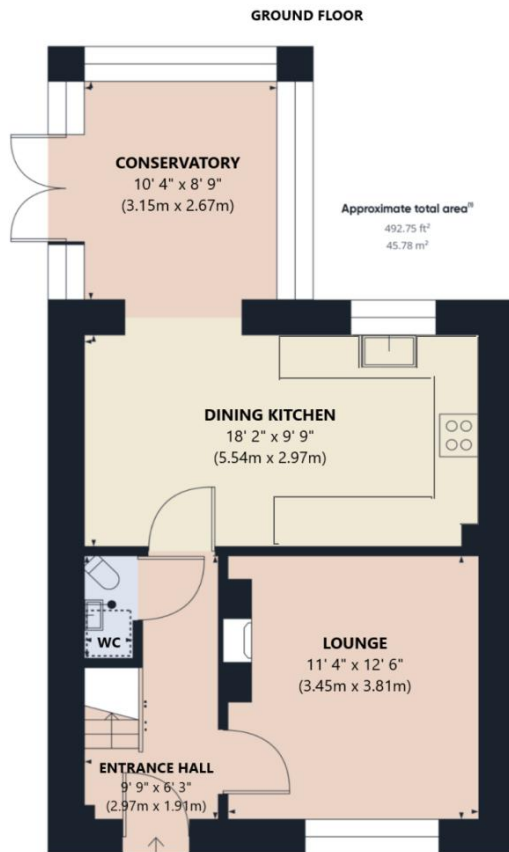
TENURE: We are advised that the property is Freehold.



DIRECTIONS: From our office on Maer Lane turn right and then follow this lane all the way into Norton-in-Hales, passing the Village Hall on your left and then turn left on Chapel Lane. Follow Chapel Lane around to the left and then turn left on Silver Close and No 14 is approximately 200 meters on your left and can be identified by our For Sale sign.

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



Floor Plan - Not to Scale

Please use as a guideline to layout only;
all measurements are approximate



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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