



Helping *you* move



## 52 Stokesay Road, Tern Hill, TF9 2HE

Set on an enviable corner plot, with communal lawns to two sides, this is a light and spacious Semi-Detached house with two Double Bedrooms plus Nursery/Home Office and two allocated Parking spaces.

Offers In Region Of  
**£180,000**



## Overview

- Two Bedroom Semi-Detached House
- Popular Residential Area
- Entrance Hall, Lounge, spacious Breakfast Kitchen
- Two Double and One Small Single Bedrooms
- Bathroom with separate WC
- Good-Size Enclosed Rear Garden, Two Allocated Parking Spaces to front
- Council Tax Band – A
- Energy Rating - C



## Brief Description

The front door opens to the Hallway with stairs to the first floor and off the Hallway is the Lounge which has light flooding in through the window overlooking the rear Garden and an inset gas fire. The Dining Kitchen is another spacious room, with an excellent range of kitchen units, a Belling Five-Burner Cooker, and space for your washing machine, tumble dryer and tall fridge freezer. A door from the Kitchen opens to the side of the property where there's a brick shed, a bin store area and a path that leads round to the sunny rear Garden.

To the first floor are two good-size Bedrooms and then a smaller Bedroom that would make an excellent Nursery or Home Office - and all rooms have a built-in wardrobe. Completing the accommodation is the Bathroom with bath and hand wash basin, and a separate WC.

## Location

The hamlet of Tern Hill and the neighbouring village of Rose Mill have a Primary School, Local Convenience Store, Petrol Station with mini-Waitrose, Restaurant, popular Fish & Chip Shop and a Sports Centre.

Situated approximately 5 and 9 miles from the towns of Market Drayton and Newport which both offer a more comprehensive range of shopping and leisure amenities. Larger towns within commuting distance include Shrewsbury, Telford and Newcastle under Lyme. The property is well positioned for commuter routes having easy access to the A41 and A53.





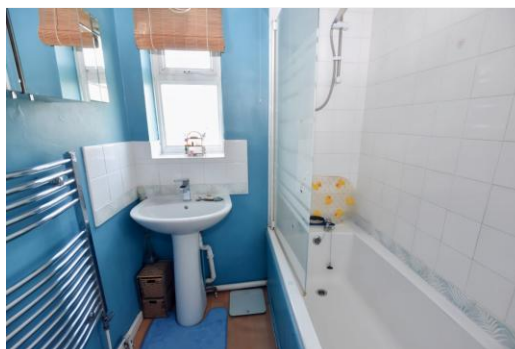
## Useful Information

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

**SERVICES:** We are advised that all mains services are available with gas 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. The Vendor's Solicitor will confirm this.



**DIRECTIONS:** From Market Drayton take the A53 towards Shrewsbury and at the Tern Hill roundabout turn right on the A41. After approximately one mile turn left on Hedley Way and then second right onto Stokesay Road. The property is to your right - it's the end one facing the village green and can be identified by our For Sale sign.

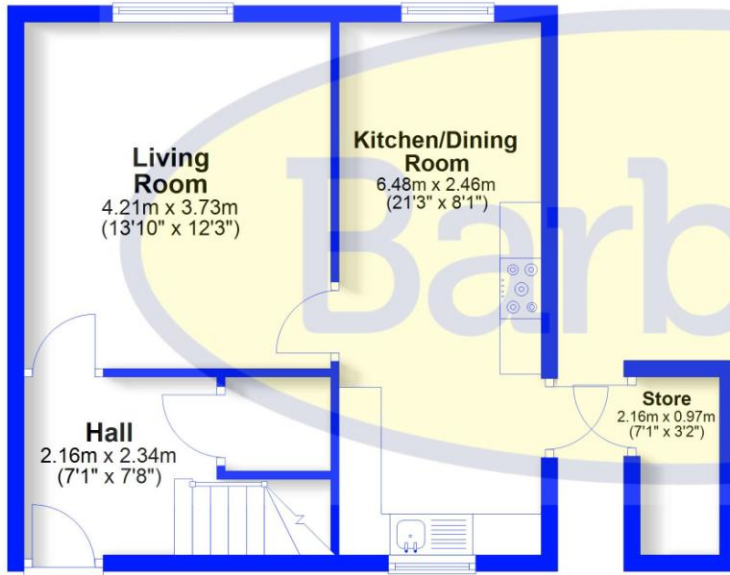
**INDEPENDENT MORTGAGE ADVICE:** To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

**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 obtaining relevant data and any manual checks and



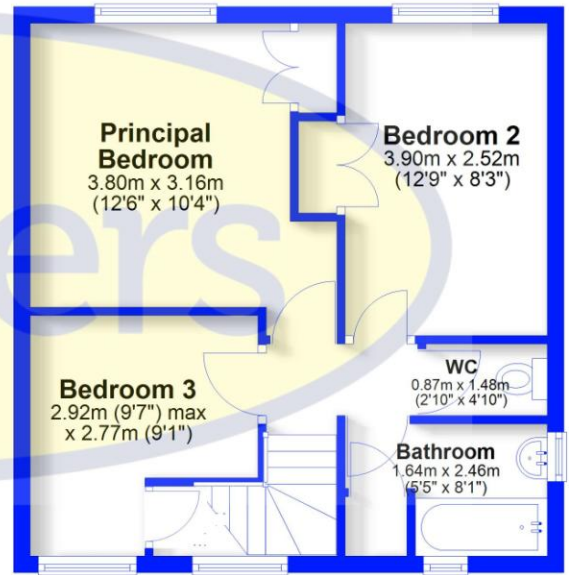
### Ground Floor

Approx. 42.8 sq. metres (460.6 sq. feet)



### First Floor

Approx. 41.2 sq. metres (443.6 sq. feet)



Total area: approx. 84.0 sq. metres (904.1 sq. feet)



## 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 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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