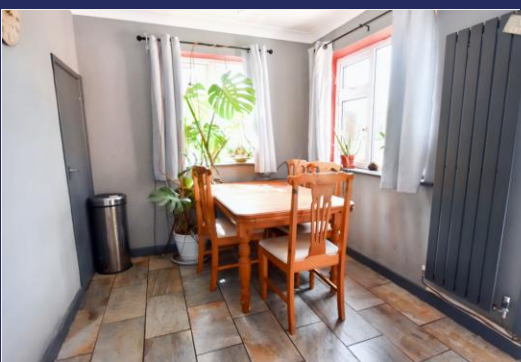




Helping *you* move



## 2 Colehurst Cottage , Colehurst, TF9 2JB

A picture perfect Three Bedroom Semi-Detached Country Cottage set on a large 0.42 acre Garden Plot with wonderful Countryside Views - and offered to the market with No Upward Chain.

Offers In Region Of  
**£315,000**



# 2 Colehurst Cottage Colehurst, TF9 2JB

Helping *you* move

## Overview

- Three Bedroom Semi-Detached Cottage on a gorgeous 0.42 acre plot, with No Upward Chain & Countryside Views
- Lounge with Log Burner, Dining Kitchen, rear Hall, Shower Room
- Two Double and One Single Bedrooms
- Huge Rear Garden with Outbuildings, Greenhouses and Vegetable Garden
- Driveway Parking for 2-3 Cars
- Council Tax Band - B, Energy Rating - F; Tenure - Freehold



## Brief Description

The front door opens into the Lounge with log burner, which has been opened up into the staircase and the Dining Kitchen has dual aspect windows to the Dining area and a good range of Kitchen units with integrated dishwasher and space for your cooker with extractor fan over. A door from the Kitchen opens to the Inner Hall which has a door out to the side of the property, and another door opens to the Shower Room which has a corner shower, WC and wash hand basin. To the first floor are two Double Bedrooms and a generous Single Room which is currently used as a Home Office.

The outside space here really is something special! There's a large brick-built Utility/Store Shed and a concrete seating area, two very large aviaries that could be adapted as dog kennels or workshops. The large Garden has a long, lawned area lined with young fruit trees including apple, pear, plum, damson and cherry, a Garage and greenhouses - and an enclosed vegetable garden with raspberries canes and a number of vegetable beds divided by paved pathways.

## Location

Colehurst is a rural hamlet in North Shropshire that has good access to the A41 and A53 for Market Drayton, Newport, Whitchurch and Shrewsbury.

Within a few minutes' drive is the village of Hinstock with a local store/Post Office and primary School, and the closest town is Market Drayton a busy market town with a weekly street market every Wednesday, the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Sports Clubs, and access to the Shropshire Union Canal.



## 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 mains electricity and oil-fired central heating are available. There is a septic tank shared with Cottages 1,3 & 4 and the water comes from a bore hole that is on No 2's land and also shared with the other properties. The cost of emptying/maintaining the septic tank and bore hole are shared between the four properties. 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.

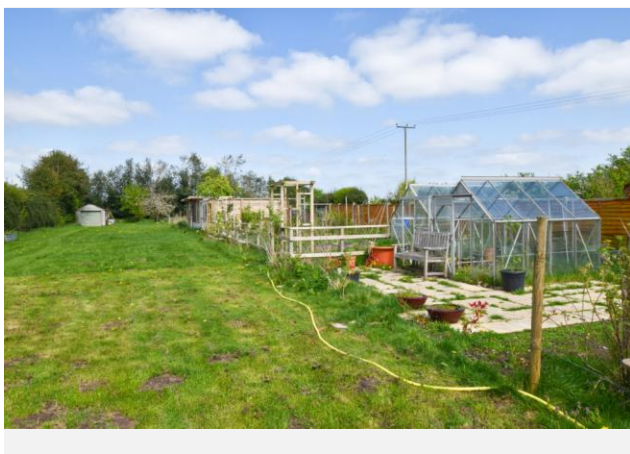
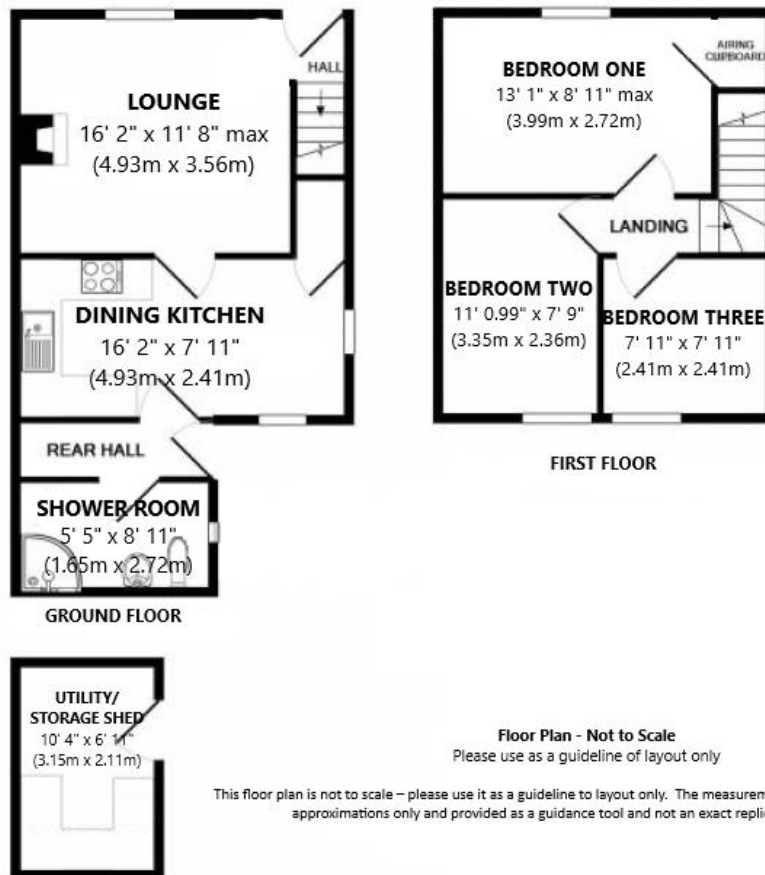


**DIRECTIONS:** From Market Drayton take the A41 towards Shrewsbury and at the Tern Hill roundabout turn left on the A41. After 2.2 miles turn left towards Colehurst Lake, and after 0.5 miles the property is on your left and can be identified by our For Sale sign.

**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 obtaining relevant data and any manual checks and monitoring which might be required.





## 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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