



Helping *you* move



29 Langley Dale, Stoke on Tern, TF9 2DX

Recently updated throughout, this beautifully presented extended Two Bedroom Semi-Detached Bungalow has a wonderful Open Plan Living/Dining/Kitchen area, Countryside Views - and is offered to the market with No Upward Chain.

Offers In Region Of
£270,000

Overview

- Extended Two Bedroom Semi-Detached Bungalow
- No Upward Chain
- Entrance Hall, Wetroom-Style Shower Room, Utility
- Two Double Bedrooms
- Impressive Open Plan Living/Dining/Kitchen Area
- Large Rear Garden with Countryside Views
- Gated Driveway Parking with Far Reaching Views to Front
- Council Tax Band - A, Energy Rating - E



Brief Description

The front door opens to the L-Shaped Hallway which has a recessed coats & boots area, and loft access. To your right is the stylish wetroom-style Shower Room with feature floor and wall tiles, and there are two double Bedrooms.

The undoubted heart of this home is the impressive Open Plan Living/Dining/Kitchen space. To the Lounge area are floor-to-ceiling windows and French doors, taking in the view out across the rear Garden and the countryside beyond. There's a generous Dining space and the Kitchen has a good range of grey Shaker-style units with complementary worktops and tiling, and an integrated oven with hob and extractor fan. There's a door out to the Garden, and a further door opens to the Utility which has matching units to the kitchen, one of which houses the central heating boiler, space for your washing machine and tumble dryer, and a door out to the front of the property.

The outside space here is enhanced by the wonderful countryside views to both the front and rear of the property. There's gated Parking for 3-4 cars and a generous lawned rear Garden with patio area that will be a wonderful space to enjoy sunshine throughout the day.

Location

The hamlet of Stoke on Tern has a Primary School and Village Hall, and towards Tem Hill and Rose Hill are a Local Convenience Store, Petrol Station with mini-Waitrose, Restaurant, popular Fish & Chip Shop and a Sports Centre. The towns of Market Drayton and Newport which both offer a more comprehensive range of shopping and leisure amenities.



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 all mains water, drainage and electricity services and LPG gas 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.

LOCAL AUTHORITY: Shropshire Council
Tel: 0345 678 9002

TENURE: We are advised that the property is Freehold.



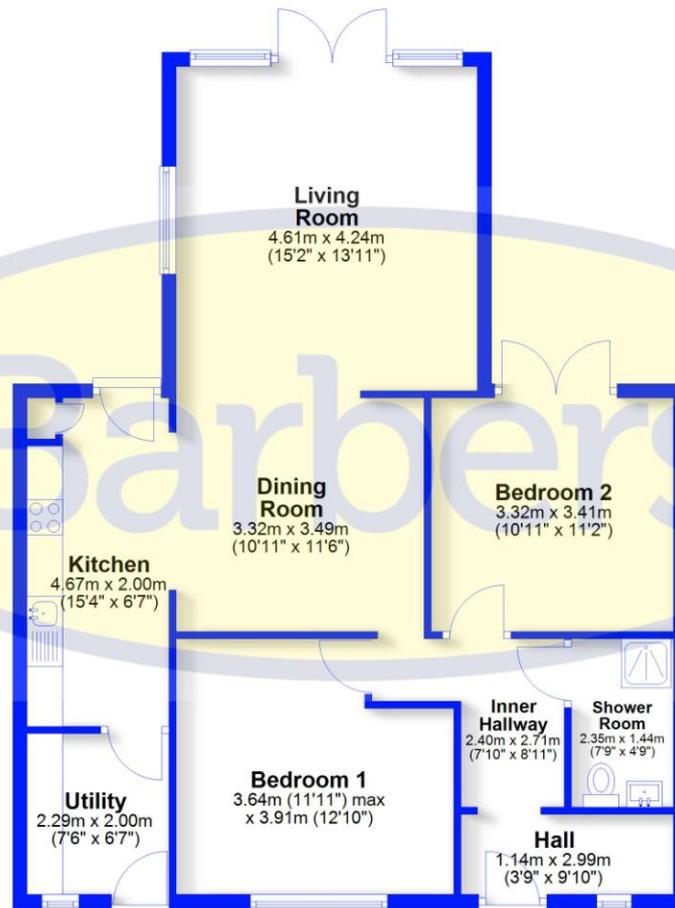
DIRECTIONS: From Market Drayton take the A53 towards Shrewsbury, turn left on the A41 at Tern Hill roundabout. Turn right by Rose Hill Manor on Ollerton Road. At the crossroads by the school, turn right and the property is approximately 0.5 miles on your right and can be identified by our For Sale sign.

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.

Ground Floor

Approx. 84.2 sq. metres (906.5 sq. feet)



Total area: approx. 84.2 sq. metres (906.5 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**

BARBERS ESTATE AGENT: Tower House, Maer Lane, Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk



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.