



Helping *you* move



## 19 Garden City, Shropshire, TF9 3QB

A Modern Three Bedroom Semi Detached property with fantastic Countryside Views and accommodation briefly comprising; Entrance Hall, Kitchen, Lounge, Ground Floor W.C., Three Bedrooms and a Bathroom.

Offers In Region Of  
**£245,000**

## Overview

- Semi Detached House in Village Location
- Hall, Ground Floor W.C.
- Kitchen, Lounge with Dining Area
- Master Bedroom with Ensuite
- Two Additional Bedrooms
- Main Bathroom
- Gardens, Driveway Parking
- Countryside Views to Rear
- Offered with No Upward Chain
- Council Tax Band – C
- EPC Rating - B



## Brief Description

Offered with No Upward Chain, this modern Three Bedroom Semi Detached House offers spacious living accommodation and boasts far reaching countryside views to the rear.

From the Entrance Hall, you will find the Kitchen which is fitted with a range of wall and base units, has a integrated oven, hob and extractor hood and window overlooking the front garden. Returning to the Hall and into the Lounge which can easily accommodate a dining table and benefits from having French Doors opening out to the Rear Garden. Moving onto the first floor landing, you have the Master Bedroom with Ensuite Shower Room, Two Additional Bedrooms and Main Bathroom.

Externally, this property has a lawned frontage and an enclosed rear garden which is mainly laid to lawn with a patio area and paved path leading to the parking area and a summerhouse.

## Location

Situated within an established residential area in Tern Hill, which has local convenience stores and sports centre along with the Army Barracks and RAF base.

Approximately 5 and 9 miles are 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 mainline rail links are found at Stafford, Stoke and Crewe.



# Your **Local** Property Experts

## 01630 653641



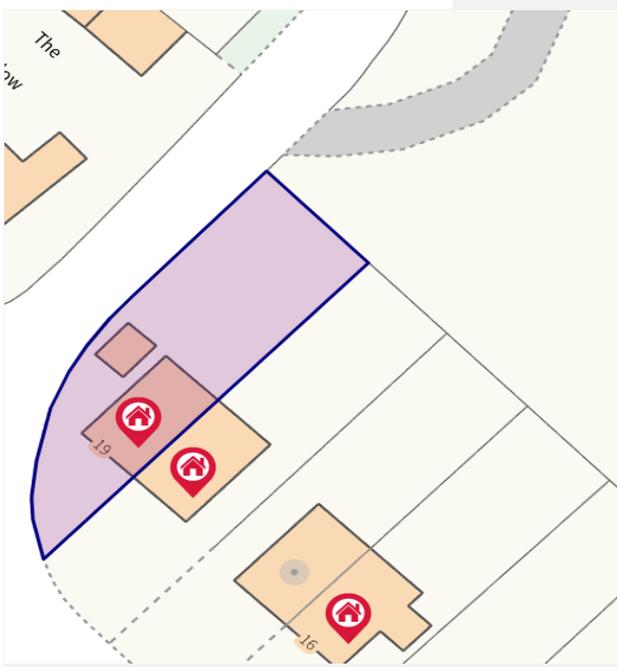
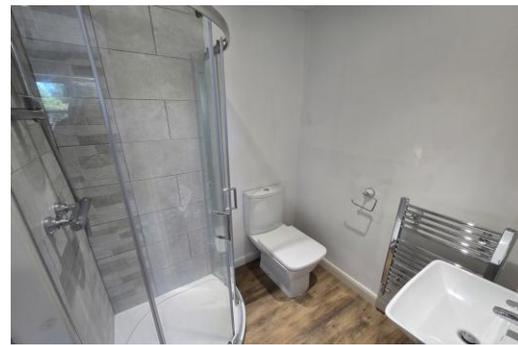
### Useful Information

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

**SERVICES:** We are advised that all mains services 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.

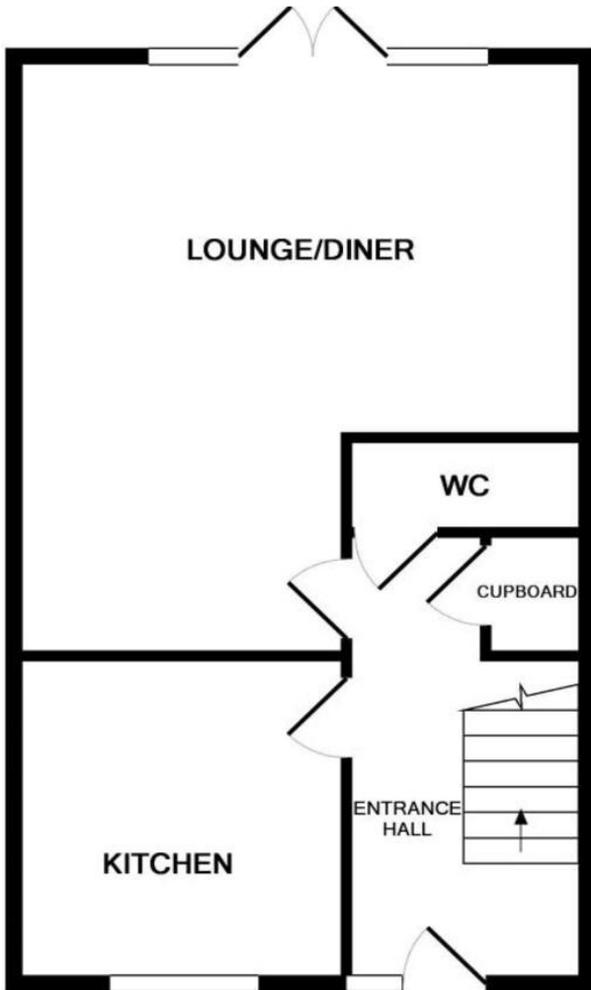
**LOCAL AUTHORITY:** Shropshire Council  
Tel: 0345 678 9002

**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.

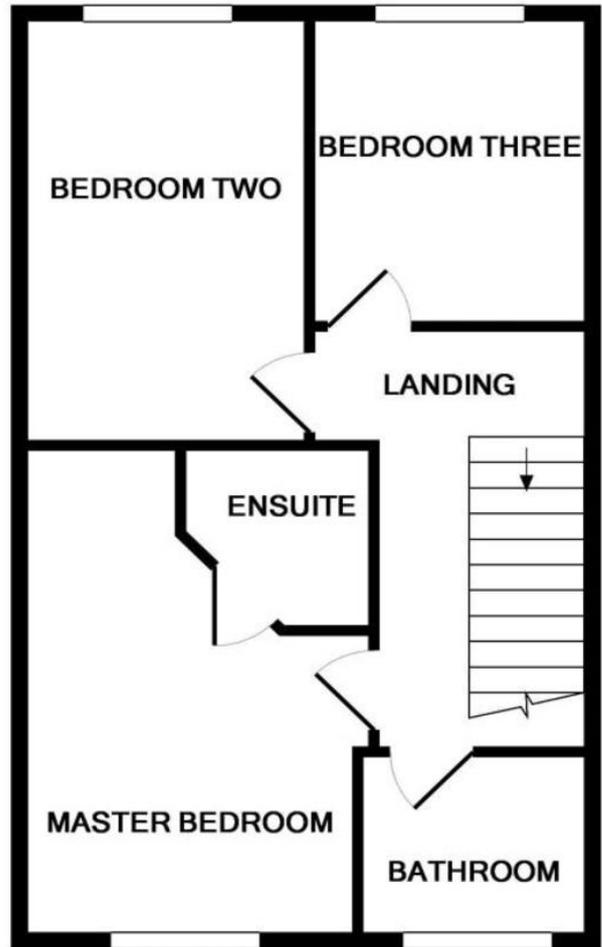


**DIRECTIONS:** From Market Drayton take the A53 to Tern Hill, turning left at the roundabout on the A41 towards Newport. After approximately 0.5 miles turn left onto Garden City where the property is located and can be identified by our For Sale sign.

**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



1ST FLOOR



## 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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