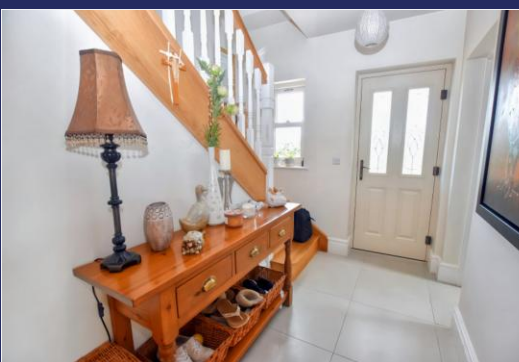




Helping *you* move



New House Farm, Hazels Road, SY4 4HE

Set on a 1.04 acre Garden and Paddock Plot, and offered with No Upward Chain, this Four Bedroom Detached Victorian Farm House has been extended and renovated to a very high standard, with an Open Plan Dining Kitchen, Principal Bedroom with En Suite, Detached Double Garage/Workshop and wonderful views from the rear Garden.

Asking Price
£650,000

New House Farm, Hazels Road Shawbury, SY4 4HE

Helping *you* move

Overview

- An Extended Four Bedroom Detached Victorian Farm House
- No Upward Chain, 1.04 Acre Garden & Paddock Plot
- Entrance Hall, Guest WC, large Utility, Dining Kitchen, Dining Room & Sitting Room
- Principal Bedroom with En Suite, Stylish Main Bathroom
- Landscaped Rear Garden with Green House, Kitchen Garden, Paddock, Double Garage with Workshop Space, Driveway Parking
- C/Tax Band - F, Energy Rating - D



Brief Description

The property makes a great first impression with gates opening to the wide, lawned front Garden with a driveway that leads to the side of this pretty double-fronted Victorian cottage. To the ground floor is the Hallway with a smart, tiled floor and a turning oak staircase, Guest WC, Utility, Sitting Room and Dining Room – and a light and spacious Dining Kitchen with central island and French doors to the Garden.

On the first floor the Bedrooms are set around the central Landing and the Principal Bedroom has an original cast iron fireplace and a door leads through to the En Suite. There are three further double Bedrooms and a stylish Bathroom with part-panelled walls, corner shower, WC, wash hand basin and a free-standing roll top bath.

Externally, there's a wide lawned front garden with a gravelled driveway leading up to the Double Garage, giving you Parking for 5-6 vehicles. The Garage is a really generous space, with electric garage door and workshop space. The rear Garden is nicely landscaped with patio seating areas, kitchen garden, greenhouse and paddock.

Location

The property is located between Tern Hill and Shawbury, so has great access to the A53 and A41 for Shrewsbury, Telford, Market Drayton and Whitchurch.

The closest local shops are in Shawbury, where there's also a Primary School, Medical Centre, Garden Nurseries and Vets Practice - with Tern Hill having a Shell Garage with mini-Waitrose and local store.



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 water and electricity are available, with LPG central heating and Bio Pure septic tank drainage - both tanks for these are underground in the rear garden. There is underfloor heating throughout the ground floor and a multi-fuel stove in the Sitting Room. 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.

TENURE: Freehold

COUNCIL: Shropshire

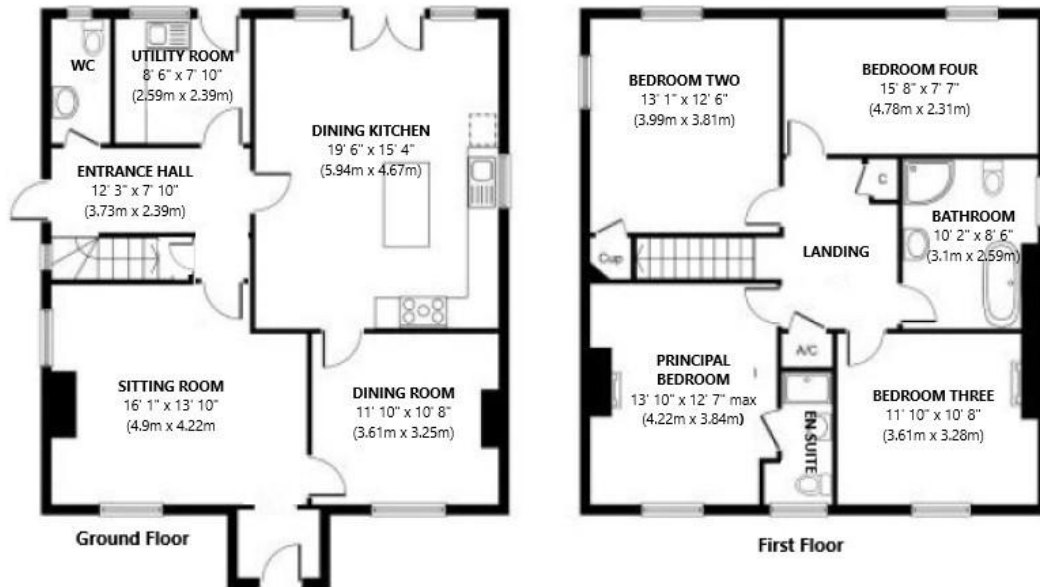


DIRECTIONS: From Market Drayton take the A53 towards Shrewsbury, going straight over both the Tem Hill and Espley roundabouts to stay on the A53 and then, after 3.6 miles, turn left where it's signposted to Oakgate Nurseries and the property is 0.1 miles on the right and can be identified by our For 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. 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.

Barbers



This Floor Plan is Not to Scale
Please use as a guideline to layout only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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Barbers