



Helping *you* move



8 Meadow Bank, Adderley, TF9 3TZ

A beautifully presented Five Bedroom Detached House with spacious Living Accommodation and a beautifully landscaped Garden that's tucked away at the end of a quiet cul-de-sac with Countryside Views.

Offers In Region Of
£670,000

Overview

- Five Bedroom Detached House on a large Corner Plot
- Beautifully Presented Throughout
- Entrance Hall, Study, Guest WC, Utility, Garage, Living Room, Open Plan Dining Room leading into the Garden Room, Kitchen, Breakfast Room, Family Room
- Principal Bedroom Suite, Two Bedrooms share a Jack'n'Jill Bathroom, Two Further Bedrooms, Bathroom
- Council Tax Band - G, Energy Rating - E



Brief Description

To the ground floor is the Entrance Hall, the Kitchen has an excellent range of units, a breakfast bar and integrated appliances, Breakfast Room, Family Room, Utility and Guest WC. A Study, Dining Room and Garden Room, plus an elegant Living Room with feature fireplace and multi-fuel stove that continue the sense of light and space offered by this lovely property. To the first floor is a superb Principal Bedroom Suite with Dressing Room and En-Suite Bathroom. Bedrooms Two and Three are linked a Jack- and- Jill bathroom, and the two further Double Bedrooms and Family Bathroom complete the accommodation.

Outside, the front garden features an Italian-style box hedge design and mature planting, while the south-west facing rear garden has a decked terrace, generous lawn and richly planted borders. An archway leads to a kitchen garden with raised beds, plus along with a log store, garden shed and powered greenhouse.

Location

Adderley is a rural village on the border of Shropshire and Cheshire, between Market Drayton and Audlem. The village itself has an Outstanding Rated Primary School, Bowls Club and a Village Hall. The Shropshire Union Canal runs through Adderley.

The larger village of Audlem offers you more facilities including a Post Office, Primary School, Co-op, Health Centre, Cafe, Pubs, Butchers, Chemist and a Fish & Chip shop. The towns of Market Drayton, Whitchurch and Nantwich offer you more shops, facilities and 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 mains water, drainage and electricity are available, with LPG 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

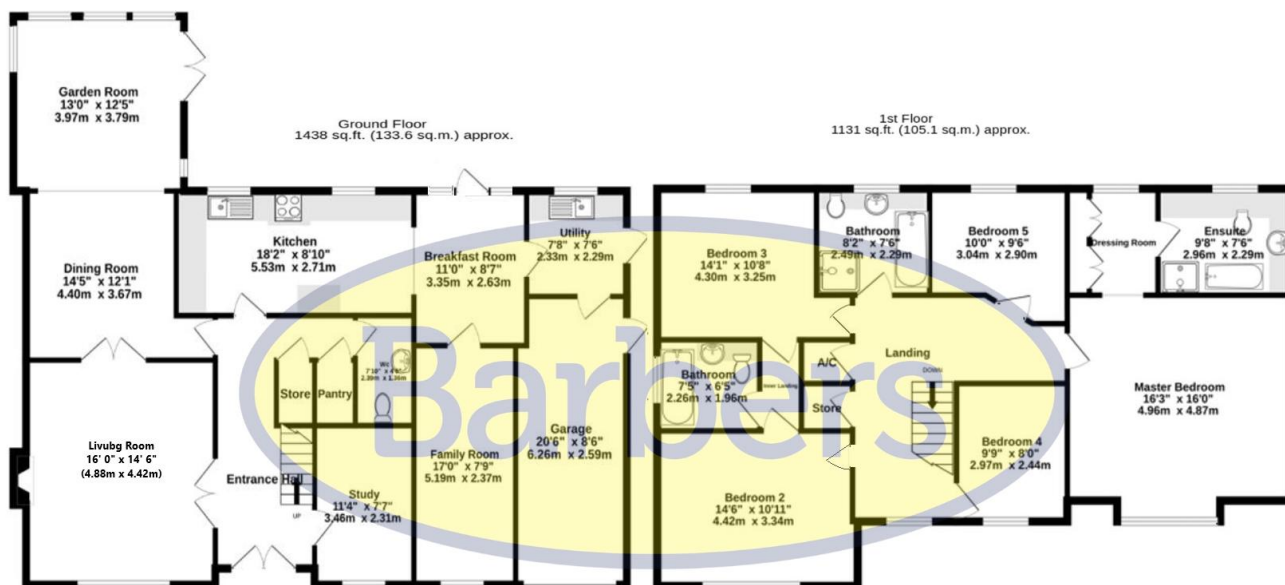
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor.



DIRECTIONS: From Market Drayton take the A529 to Adderley and, just after the lay-by on the right, turn right on Rectory Lane, left on Meadow Bank and follow the road round to the right and this property is the last one on the right, overlooking the open fields.

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.



This Floor Plan is Not to Scale

Please use as a Guideline to Layout Only

TOTAL FLOOR AREA : 2569 sq.ft. (238.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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 but, please contact us before viewing the property.

**BARBERS ESTATE AGENT: Tower House, Maer Lane,
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