



Helping *you* move



## South View, Longford, TF9 3PW

Set in a pretty rural hamlet, this spacious, nicely presented Four Bedroom Detached Bungalow is on a generous Garden plot which gives you plenty of private Parking and a large rear Garden with wonderful countryside views - and is offered to the market with No Upward Chain.

Offers In Region Of  
**£475,000**

## Overview

- Spacious, Modern Four Bedroom Detached Bungalow
- No Upward Chain
- Presented as the Main Bungalow and One Bedroom Annex
- Very Spacious Living/Dining Room, Large Conservatory
- Breakfast Kitchen, Utility
- Bathroom, Two Shower Rooms
- Rear Garden with Patio, Shed and Countryside Views
- Off Road Parking for 3-4 Cars
- Council Tax Band – F
- EPC Rating - D



## Brief Description

Off the main Entrance Hall is an accessible Shower Room and the Hall leads round to the Breakfast Kitchen which has a good range of Shaker-style units and the Utility. The Living/Dining Room is a spacious L-shaped room and has French doors into the Conservatory. Off the inner Hall are three of the double Bedrooms and the Bathroom.

The fourth Bedroom is in the Annex which was converted just two years ago from the original double garage. Accessed through the Utility Room, or through it's independent entrance to the side of the property, you have a Reception Room which the current owners used as a Home Office, a smart Shower Room and a very spacious Studio-style Living/Bedroom

Externally, there's the generous gravelled Parking area to the front, and the rear Garden has a large lawned area, four raised timber flower beds and post-and-rail fencing ensuring you have uninterrupted countryside views.

## Location

Longford is a rural hamlet that's just a five-minute drive from Market Drayton – a busy market town with a good mix of local shops, supermarkets, pubs, cafes, schools and facilities including a large Medical Centre, Dentists, Banks and Garages.

With easy access to the A53 the larger towns of Shrewsbury, Whitchurch, Newport and Newcastle-under-Lyme are all within comfortable commuting distance.



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 mains water and electricity are available with oil-fired central heating and septic tank drainage. 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

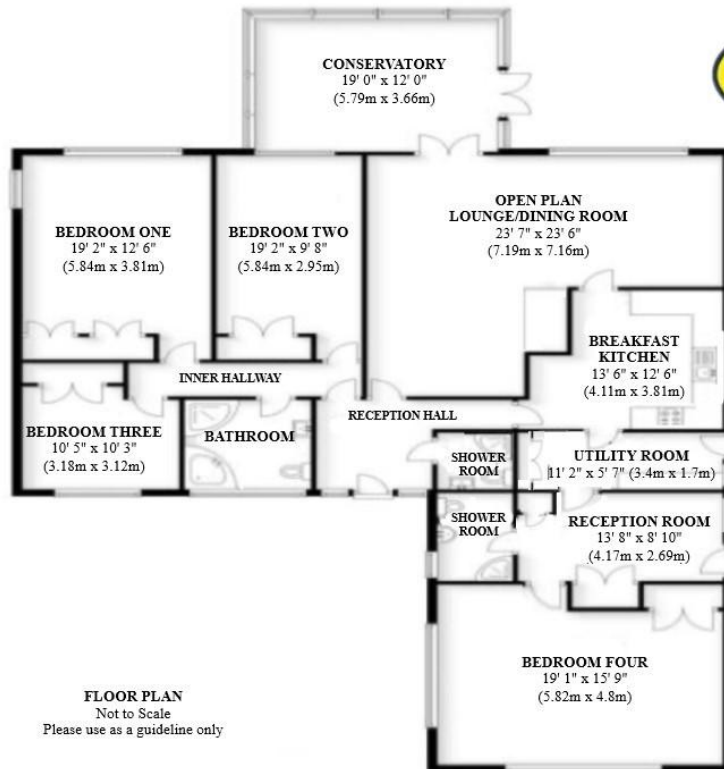
**FOR MORE INFORMATION:** Go to: [www.barbers-online.co.uk](http://www.barbers-online.co.uk)



**DIRECTIONS:** The easiest way to find the property is to leave the A53 at the Muller/McDonalds roundabout on Shrewsbury Road. At the mini-roundabout take the first exit on Longford Road and follow the road left and then right into the hamlet of Longford – where the property will be on your left and can be identified by our For Sale sign.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**AML REGULATIONS:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



TOTAL AREA: APPROX. 205.2 SQ. METRES (2208.2 SQ. FEET)

Plan produced by www.thepropertybusiness.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the Document. The Document is provided as a guide and should be taken as an illustration only. The measurements, contents and specifications are approximations only and provided as a guideline and not an exact replication of the property. Plan produced using iEnergy.

## Annexe Accommodation



## 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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