



Helping *you* move



New Oak, Wistanswick, TF9 2BA

A beautifully presented, light and spacious Four Bedroom Detached House is the popular village of Wistanswick - with Two En Suite Bedrooms, an Oak Framed Dining Area with gorgeous Countryside Views, Garage and Driveway Parking.

Offers In Region Of
£450,000

Overview

- Four Bedroom Detached House in a Popular Village Location
- Beautifully Presented Throughout with Countryside Views
- Entrance Hall, Spacious Lounge with French Doors to Garden
- Kitchen with Timber Framed Dining Area, Utility, Cloaks/WC, Garage, Two En Suite Bedrooms, Bathroom
- Rear Garden with Patio, Driveway Parking for 2-3 Cars
- Council Tax Band - E, Energy Rating - C



Brief Description

To the ground floor is the Reception Hall, the Lounge with French doors out to the rear Garden, and a multi-fuel stove set in a feature brick fireplace, The Kitchen which is fitted with an excellent range of flat-fronted units with wood surfaces over, and integrated appliances, and leads to the timber-framed Dining area. Off the Kitchen is the Utility which has doors to the WC, the Garage and out to the side of the property. Moving to the first floor, and the Bedrooms are set around a Gallery Landing. Both the Principal and Guest Bedrooms have a built-in wardrobe and En Suite Shower Rooms, Bedroom Three is another spacious double room with a built-in wardrobe and Bedroom Four is a generous single Bedroom, plus the Bathroom.

The rear Garden has a large central lawn, patio area, a log store, two further garden timber storage sheds and a post and rail fence between the Garden and the paddocks beyond.

Location

Wistanswick is a small village in North Shropshire, almost equi-distance from the market towns of Newport and Market Drayton. There's a local pub - The Red Lion - and each year the village hosts a popular summer fete. The closest Post Office is in Hinstock, and there are two well-regarded Primary Schools within a few minutes' drive.

Being just off the A41 Wistanswick, has easy access to many towns and cities. Telford and Shrewsbury are only half an hour drive from the village and Stoke on Trent, Birmingham and even Manchester are within a short distance for commuters.



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 services 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.

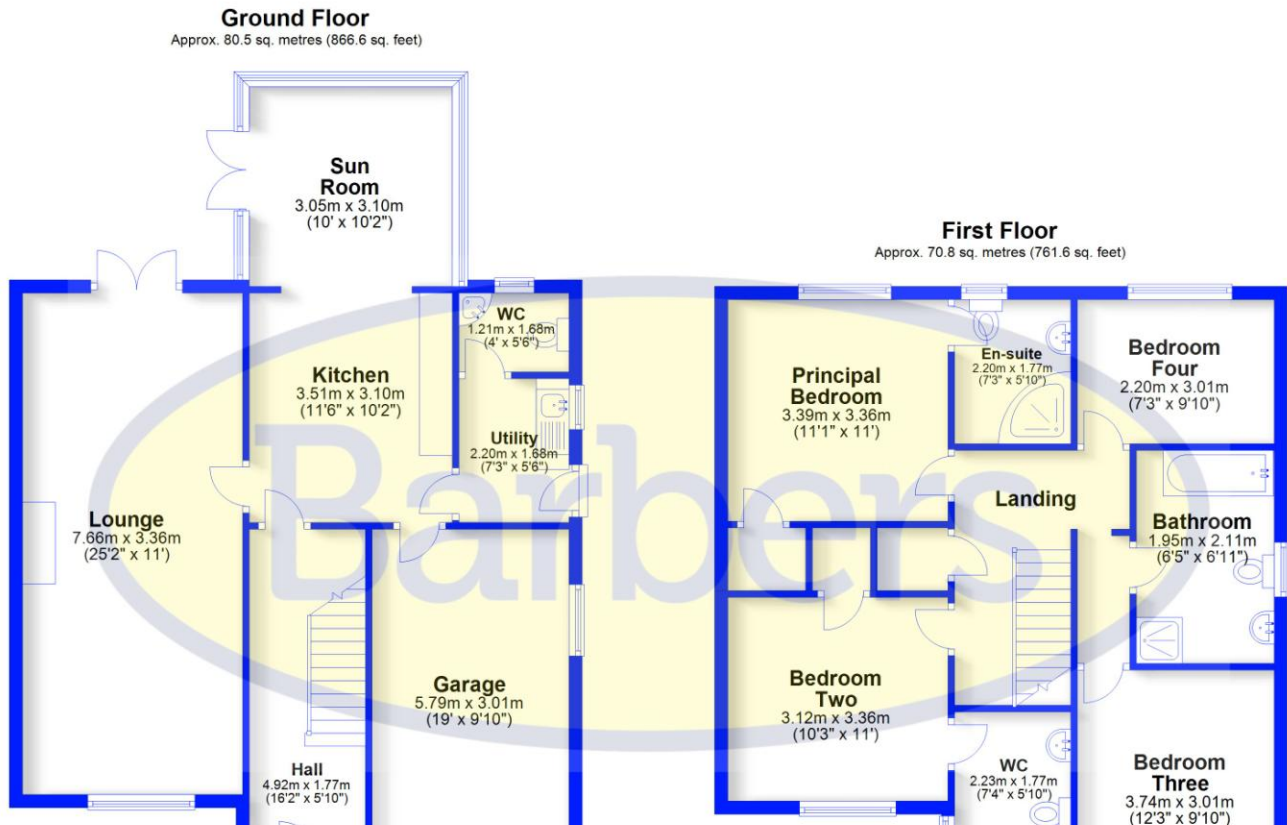
LOCAL AUTHORITY: Shropshire Council
Tel: 0345 678 9002



DIRECTIONS: From Market Drayton take the A529 Hinstock Road for 3.4 miles turn right - signposted to Wistanswick and Lockley Storage. At the crossroads with the A41 proceed with care straight over into Wistanswick village and, after approximately 0.5 miles, the property is on the 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.



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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