



Helping *you* move



## 1 Swan Farm Lane, Woore, CW3 9RZ

Set in the heart of Woore Village, this is a Three Bedroom Detached House with Kitchen, Dining Hall, Lounge and a Double Garage - and is offered to the market with No Upward Chain.

Offers In Region Of  
**£375,000**

## Overview

- Three Bedroom Detached House in Popular Village
- No Upward Chain
- Entrance Porch, Cloaks/WC, Kitchen, Utility, Dining Hall open to the eaves, Spacious Lounge
- Bathroom and En Suite Shower Room
- Double Garage, Driveway Parking, Rear Courtyard Garden
- Full of Character but Would Benefit from some Updating
- Council Tax Band - E, Energy Rating - F



## Brief Description

The spacious Accommodation includes the Entrance Hall, Cloaks/WC, the Breakfast Kitchen which has a good range of traditional units with an AEG electric hob with extractor fan over and single oven and integrated fridge, Utility, the full height Dining Hall which has double patio doors out to the rear Garden and the spacious Lounge, with dual aspect windows and corner brick fireplace. To the first floor, Bedrooms One and Two are good-size double Bedrooms and Bedroom One has an En Suite with corner shower, sink and plumbing for a WC. Bedroom Three is a generous single room, and completing the accommodation is the Family Bathroom with a bath, hand washbasin and WC.

Externally, there's the Driveway Parking and lawns to the front and side of the property, and to the rear steps lead up to a large patio courtyard Garden.

## Location

A popular Village on the Shropshire/Cheshire/Staffordshire borders with a Primary School, Village Store with Post Office, Pub, Village Hall, Cricket Club and Tennis Club. Nearby Villages of Audlem and Loggerheads have mini-supermarkets, local shops, pubs and facilities.

The larger towns of Nantwich, Market Drayton and Newcastle-under-Lyme offer you a greater mix of shops, cafes, schools and facilities. M6 J15 & 16 are approximately 25 minutes' drive, with the closest mainline railway station being 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 mains electricity, water and drainage services are available, with LPG 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  
Tel: 0345 678 9002

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



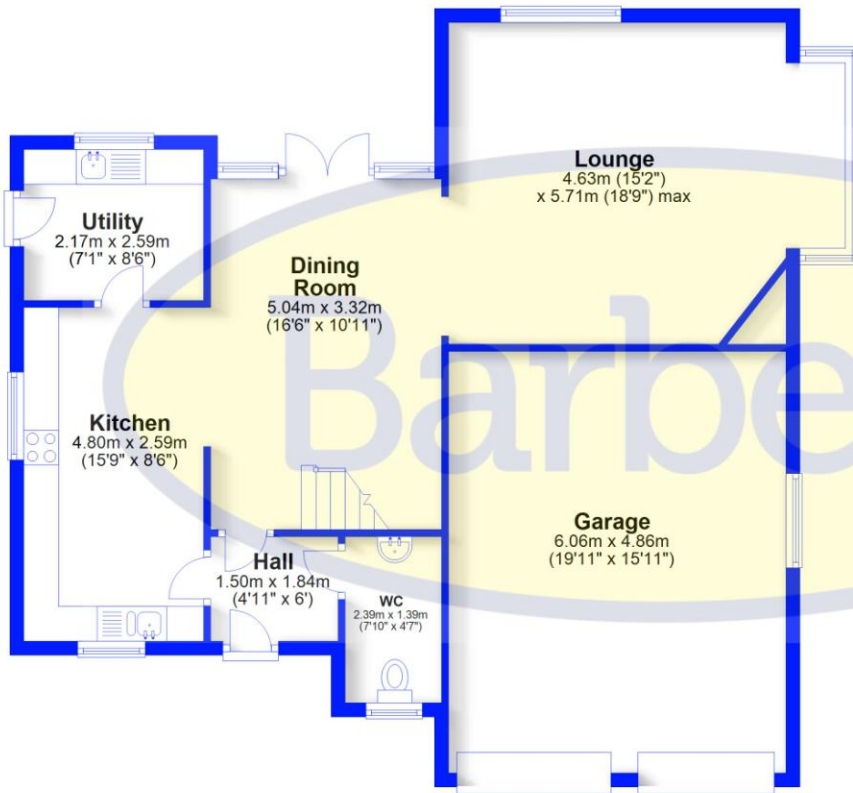
**DIRECTIONS:** From Market Drayton take the A53 towards Loggerheads, bearing left at Red Bull on the B5415 to Knighton and Woore. At the T-junction bear left and bear left at the T-junction to Woore. Just after the Falcon Inn turn left and the property is approximately 200 metres on your right and can 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.

## Ground Floor

Approx. 96.6 sq. metres (1039.5 sq. feet)



## First Floor

Approx. 52.4 sq. metres (563.7 sq. feet)



Total area: approx. 148.9 sq. metres (1603.2 sq. feet)

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



## 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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