



Helping *you* move



19 Copelea, Cheswardine, TF9 2RX

This Three Bedroom Semi-Detached House in the popular village of Cheswardine has been updated to a high standard throughout, and comes with a generous rear Garden and plenty of Off-Road Parking - and is offered to the market with No Upward Chain.

Offers in the Region of
£279.500

Overview

- A Very Nicely Presented Three Bedroom Semi-Detached House
- Offered to the Market with No Upward Chain
- Modernised Throughout, in Pristine Move-In Condition
- Entrance Hall, Lounge, Dining Room, Kitchen, Snug, Utility, WC
- Three Bedrooms, modern Bathroom
- Generous Rear Garden with Patio Area
- Driveway Parking for Several Cars
- Council Tax Band - , Energy Rating



Brief Description

The Entrance Hall sets the tone for the rest of this lovely property, as it's freshly decorated and recarpeted, with stairs to the first floor and smart, grey doors leading to the Lounge and Dining Room. The Dining Room has French doors opening to the rear Garden, and leads into the Kitchen where you'll find a good range of grey Shaker-style units with integrated fridge freezer and oven with ceramic hob and extractor fan over. The Kitchen leads to the Inner Hall which has a door to the side of the property, and off which is the Utility Room, Guest WC and a flexible space that would make a great Snug or Home Office.

To the first floor is the Gallery Landing and Bedroom One is a lovely, light space with dual-aspect windows and a built-in wardrobe. Bedroom Two is another double room and Bedroom Three is a generous single room - and both have built-in cupboards.

Completing the accommodation is the new Bathroom with a shower over the bath and handwash basin and WC set in a vanity unit.

Location

Cheswardine is a village in North Shropshire and provides good local amenities including a Primary School, a Parish Hall, Bowling Green, Playing Fields, Church, Community Village Shop and two pubs - the Red Lion, and the Fox and Hounds - which serve food.

The village is approximately 4 miles from Market Drayton and 7 miles from Newport - both market towns with High Street stores, smaller specialised shops and indoor markets.



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 all mains services and gas central heating are available. 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

TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



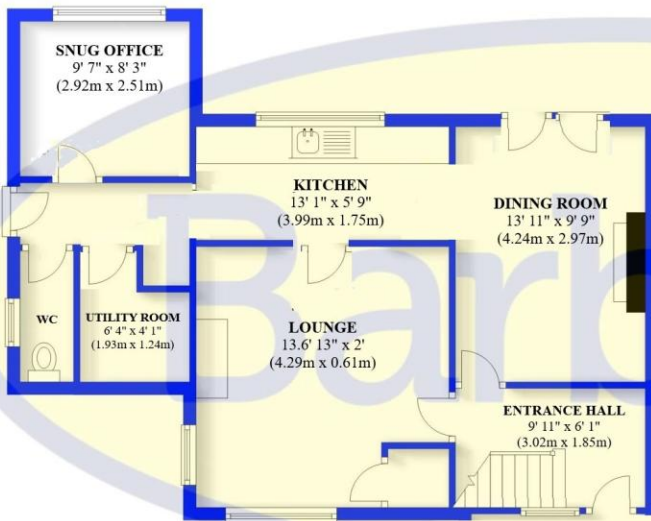
DIRECTIONS: From Market Drayton take the A529 Hinstock Road and after 3 miles bear left on Haywood Lane. Follow the Lane into Cheswardine and around the sharp right-hand bend and after approximately 500 meters turn right on Symons Way, left on Copelea and the property is on your left and identified by 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 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.

Ground Floor

Approx. 61.0 sq. metres (656.6 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



Floor Plan - Not to Scale

Please use as a guideline to layout only

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only 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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