



Helping *you* move



The Copse, 12 Eaton on Tern, nr Market Drayton, TF9 2BX

Set at the end of a private lane, The Copse is a modern, light and spacious Four Bedroom Detached House on a generous Garden plot with plenty of Driveway Parking. Offered to the market with No Upward Chain.

Offers In Region Of
£525,000

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Overview

- Modern Four Bedroom Detached House with No Upward Chain
- Reception Hall, Guest Cloakroom, large Utility/Bootroom
- Light & Spacious Lounge with French Doors to Garden
- Dining Kitchen with French Doors to Garden
- Principal Bedroom with En Suite, Bathroom
- Large Garden, Parking for Several Vehicles
- Council Tax Band - E, Energy Rating - B



Brief Description

The front door opens to a welcoming Reception Hall with a turning staircase leading up to the first floor Gallery Landing. To your right is the light and spacious Lounge with French doors opening to the patio and rear Garden beyond. The Dining Kitchen has Shaker-style kitchen units with integrated oven with hob and extractor fan over, and space for a dishwasher and tall American-style fridge freezer. The Utility Room has a range of units to match the Kitchen, a sink and door out to the rear Garden, and off the Utility is the Guest Cloakroom.

Moving up to the first floor and the Bedrooms are set around the Gallery Landing with airing cupboard and access to the Loft. The Principal Bedroom has an En Suite Shower Room and there are two further Double Bedrooms and a large Single Bedroom. Completing the accommodation is the Bathroom with corner shower, bathtub, wash hand basin and WC.

Externally, there's a Parking to the front for several vehicles and a generous lawned Garden with patio and super countryside views.

Location

Situated in the sought after village of Eaton Upon Tern - an idyllic rural location with the market towns of Newport, Market Drayton and Wellington all within approximately 8 miles.

More comprehensive shopping, leisure and employment facilities are offered by Telford and Shrewsbury, and the property is just 3 miles from the A41 providing easy access to Whitchurch and Newport.



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 electricity is available, with septic tank drainage, bore hole water and oil-fired 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. The Vendor's Solicitor will confirm this.

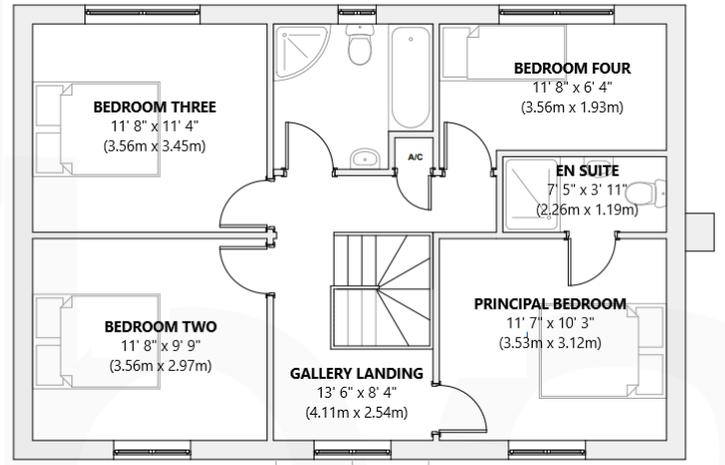
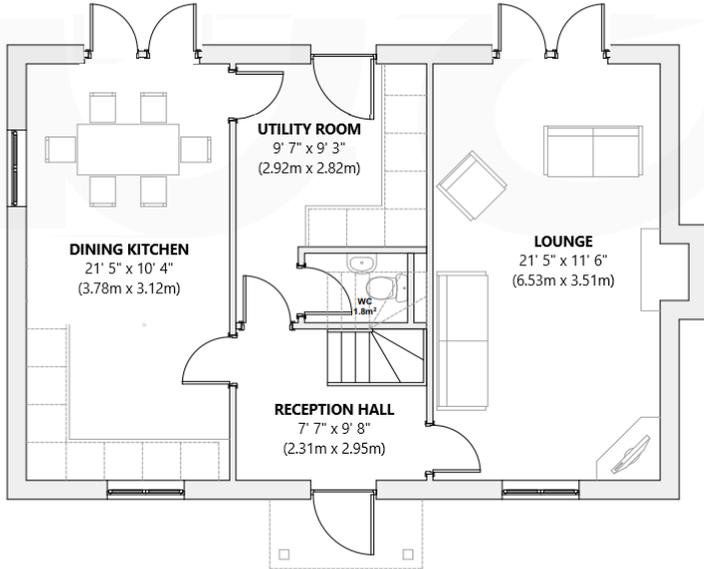


DIRECTIONS: From Market Drayton take the A529 Hinstock Road and after 3.5 miles bear right on Mill Green and over the A41 at the crossroads onto Hatton Road. Follow the road into Childs Ercal, turn left on Newport Road and first right on Eaton Road. At the T-Junction turn left and just after the red telephone box turn left and The Copse is the last property on your left.

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 us on 01630 653641 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.

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Approximate Total Floor Area: 132m²

This Floor Plan is Not To Scale

Please Use as a Guideline to Layout Only

Please donot use these measurements for ordering any fixtures or fittings



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,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

