



Helping *you* move



1 The Boundary, Woore, CW3 9QY

A Detached Three Bedroom House set in the heart of Woore Village with an extended Dining Kitchen, Principal Bedroom with En Suite and a walled Garfden - offered with No Upward Chain.

Offers In Region Of
£245,000

Overview

- Three Bedroom Detached House with No Upward Chain
- Walled Rear Garden with Patio
- Entrance Hall, Guest WC, spacious Lounge
- Extended Dining Kitchen with French doors to Garden
- Principal Bedroom with En Suite Bathroom
- Two Further Bedrooms, Bathroom
- Off Road Parking, Garage Store
- Council Tax Band - C, Energy Rating - D



Brief Description

Set back from the road with a small lawned Garden and a Parking space, steps lead up to the front door that opens into the Hallway and to your left is the Guest Cloakroom. The spacious Lounge has double part-glazed doors through to the extended Dining Kitchen which has an excellent range of white Shaker-style units with complementary wood-effect work surfaces and wide breakfast bar, and smart grey tiling and the Snug/Dining Area which has French doors out to the rear Garden.

Moving to the first floor and the Bedrooms are set around the Gallery Landing which has Loft access and an airing cupboard housing the Pulsa Coil Electric Mains Pressure system. The Principal Bedroom is to the front of the property and has an En Suite Shower Room. Bedroom Two is another double Bedroom and Bedroom Three is a single room with an over-stairs platform. Completing the accommodation is the Bathroom with bath, wash hand basin and WC.

There's a low-maintenance part-walled rear Garden with a paved patio area and steps up to an artificial lawn. The property has a Garage that's currently presented as a Home Office and Store.

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.



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, drainage and electricity services are available, with electric storage heaters. 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

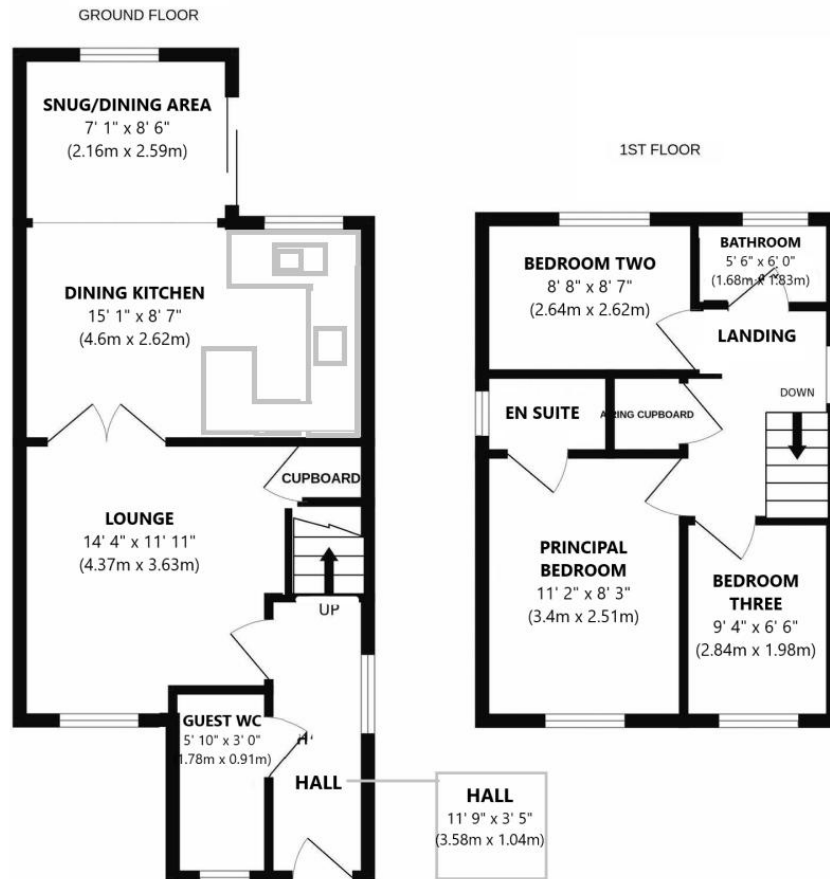
TENURE: We are advised that the property is Freehold.



DIRECTIONS: From Market Drayton take the A53 towards Loggerheads, turning left at Red Bull towards Knighton and Woore. At the T-Junction turn left, and at the next T-Junction turn left towards Woore. The property is in Woore, just after the Primary School on your left and can be 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.



This Floor Plan is Not to Scale
Please use as a Guideline to Layout Only

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 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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