



Helping *you* move



**Rudyard, Cheshire Street, Market Drayton, TF9 3AA**  
Rudyard is a charming and much loved Three Bedroom Detached family home with a large Garden and driveway Parking - and in a great town centre location! With spacious accommodation and lots of original features this special property also has the benefit of No Upward Chain!

Offers In Region Of  
**£385,000**

## Overview

- Charming Three Bedroom Detached House
- No Upward Chain
- Lounge with Feature Fireplace, Sitting Room
- Kitchen opening to Dining Room
- Sun Room, Cloakroom with WC
- Principal Bedroom with large En Suite Bathroom
- Two Further Bedrooms, Shower Room
- Large Driveway, Detached Garage
- Council Tax Band – E
- EPC Rating - D



## Brief Description

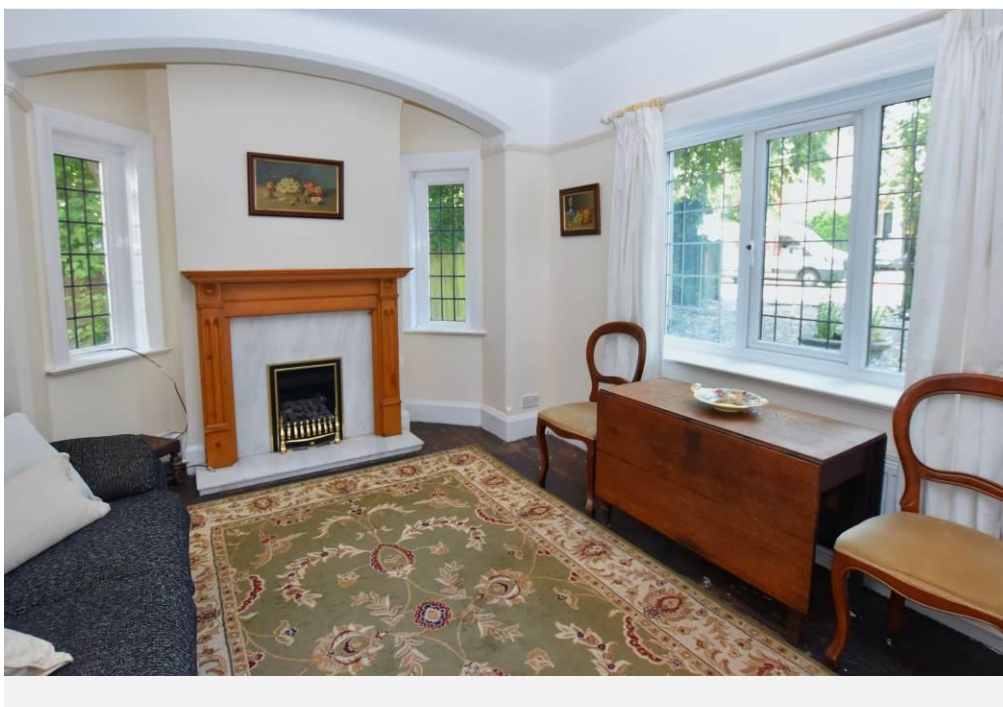
This pretty property has loads of kerb appeal and a gravelled driveway to the front giving you parking for several cars. The accommodation flows off the central Reception Hall - to your left is the Lounge with patio doors to the Sun Room, and to your right is the Sitting Room. The Dining Kitchen has patio doors to the Sun Room and there's a rear Hall with a door to the side of the property and doors to the Utility and Cloaks/WC. To the first floor is the Principal Bedroom with a large En Suite Bathroom, two further Bedrooms and the Family Bathroom.

Externally, the property has a large mature rear Garden set mainly to lawn with a Patio entertaining area, a large covered pergola running the length of the Sun Room and a Garage.

## Location

Market Drayton is a busy market town with a weekly Wednesday street market whose charter dates back to 1245. The town has a High School, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops and Supermarkets. There's a good range of sports clubs including Squash, Tennis, Cricket and Football.

A wider range of shops and facilities can be found in via the A53 to Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 25 minutes' drive (depending on traffic).



# Your Local Property Experts

## 01630 653641



### Useful Information

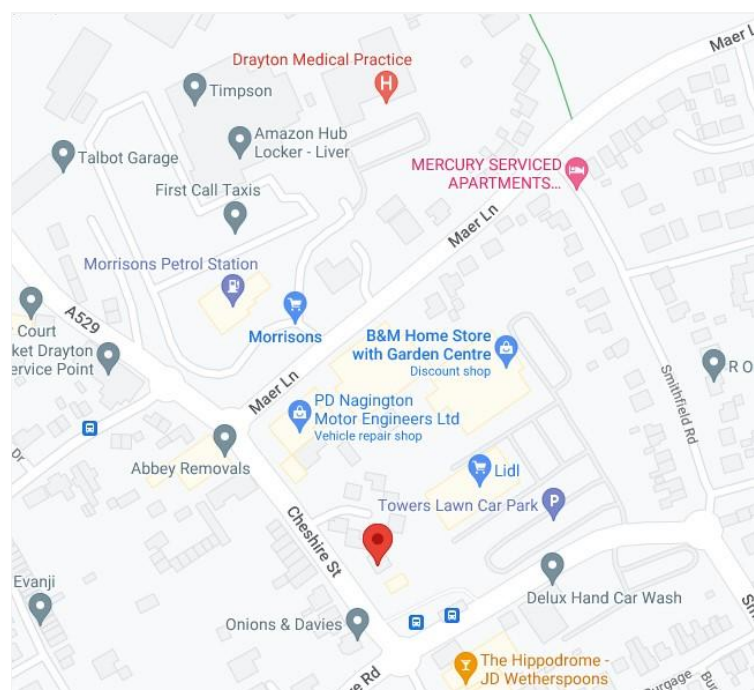
**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office 01630 653641 or Email to:

[marketdrayton@barbers-online.co.uk](mailto: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 the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

**LOCAL AUTHORITY:** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

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



**DIRECTIONS:** From our Office on Maer Lane turn left, left again at the mini roundabout by Nagington's Garage and the property is the last house on the left before the next mini roundabout – 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.

## FLOOR PLAN - Not to Scale



Plans produced by [www.kitproperty.com](http://www.kitproperty.com). 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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