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## 37 Millfield Drive, Market Drayton, TF9 1HS

This impressive Four Bedroom Detached House with an independent One-Bedroom Apartment, spacious Living Accommodation and gorgeous Garden Room is perfect for multi-generational living - and it's 'A' Energy Rating really does make this is an exceptional property!

Offers In Region Of  
**£675,000**

## Overview

- Four Bedroom Detached House
- One Bedroom Apartment
- New SunSynk Solar Power System
- Lounge with Inglenook Fireplace
- Open Plan Dining Kitchen, Garden Room with Tri-Fold Doors
- Principal Bedroom with Dressing Area & En Suite
- Guest Bedroom with En Suite, Family Spa Bathroom
- Landscaped, Sunny Rear Garden
- Double Garage, Driveway Parking
- Council Tax Band – F
- EPC Rating – A (highest rating)



## Brief Description

This impressive Executive House is presented to the highest standards. To the ground floor is the Entrance Porch, central Hallway, Living Room with inglenook fireplace housing a new log burner and tri-fold doors out to the glorious Garden Room that's designed to be warm in winter and cool in summer. This leads round to the Dining Room, Kitchen and Utility and completing the ground floor accommodation is the Study and Cloakroom/W.C. To the first floor is an impressive Principal Bedroom Suite with Dressing Area and En Suite, Guest Bedroom with En Suite, two further Double Bedrooms and a luxurious spa Bathroom.

The independent One Bedroom Apartment is a real asset – it sits over the Double Garage which has an electronic roller door, and there's a pretty landscaped rear Garden with Patio entertaining areas.

## Location

Market Drayton is a busy market town with a regular Wednesday Street market, 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.

The property is within walking distance of the picturesque Shropshire Union Canal - with moorings available at the Talbot Marina - and The Grove School.

The closest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.



Your **Local** Property Experts

01630 653641

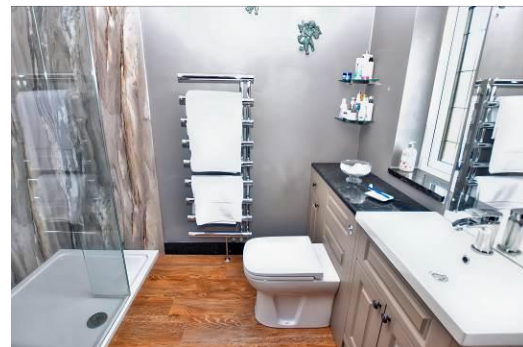


### Useful Information

**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 all mains services and gas central heating are available. A SunSynk solar system was installed in August 2023. 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.

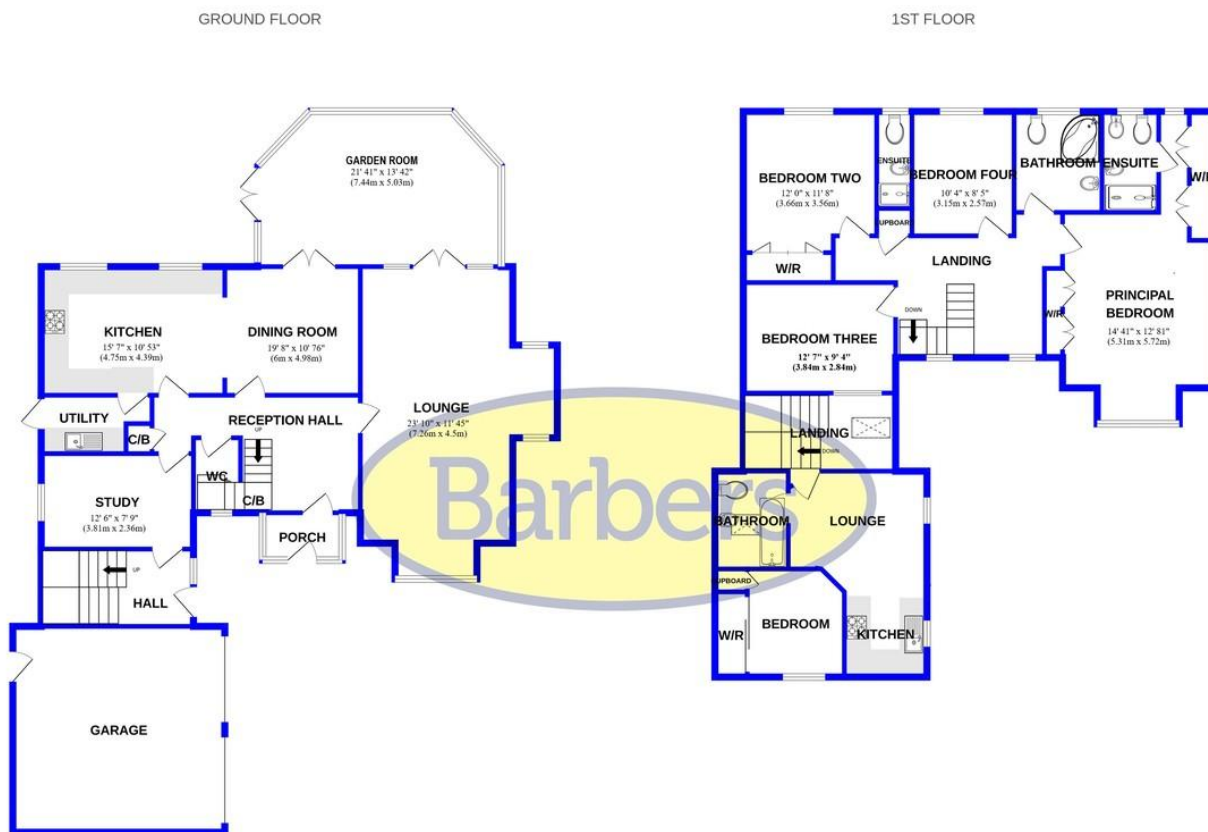
**LOCAL AUTHORITY:** Shropshire Council, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



**DIRECTIONS:** From our Office on Maer Lane turn right and then right on Smithfield Lane. Straight over the next two mini roundabouts and then left on Stafford Street. Go over the canal bridge and turn right on Millfield Drive, following the road round into the cul-de-sac where the property is on your left.

**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  
Approximately 2,500 sq.ft

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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## One Bedroom Apartment



## 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.

**BARBERS ESTATE AGENT: Tower House, Maer Lane,  
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