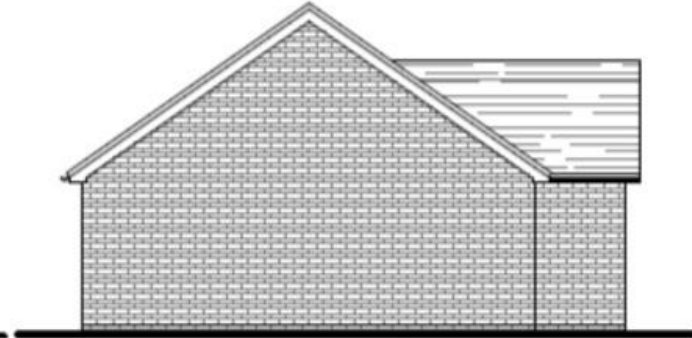




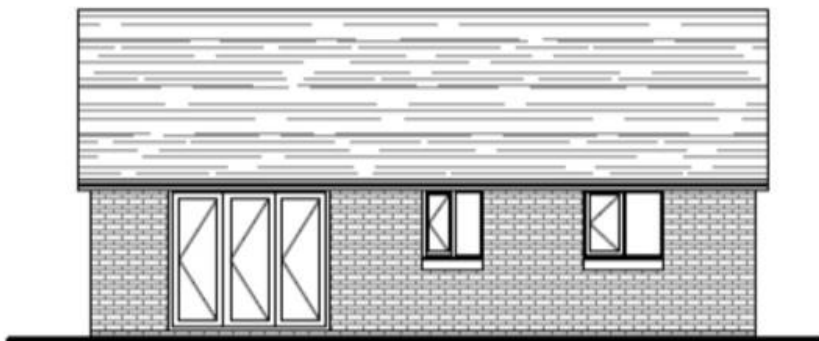
Helping *you* move



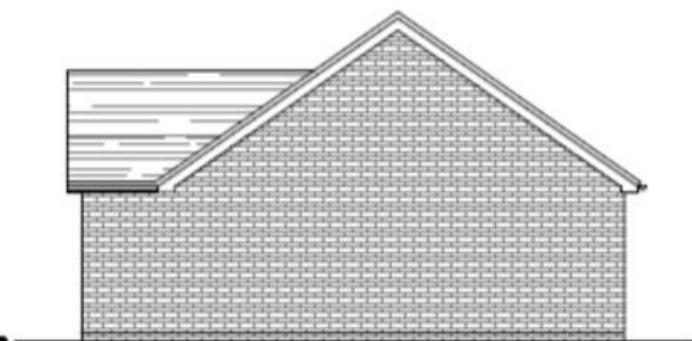
Front Elevation



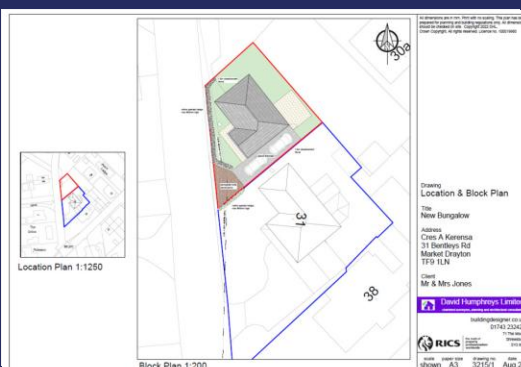
Side Elevation



Rear Elevation



Side Elevation



New Build Bungalow, Bentleys Road, Market Drayton, TF9 1LN

A New Build Two Bungalow Detached Bungalow in a highly popular residential area that will be available towards the end of May - and offered to the market with No Upward Chain.

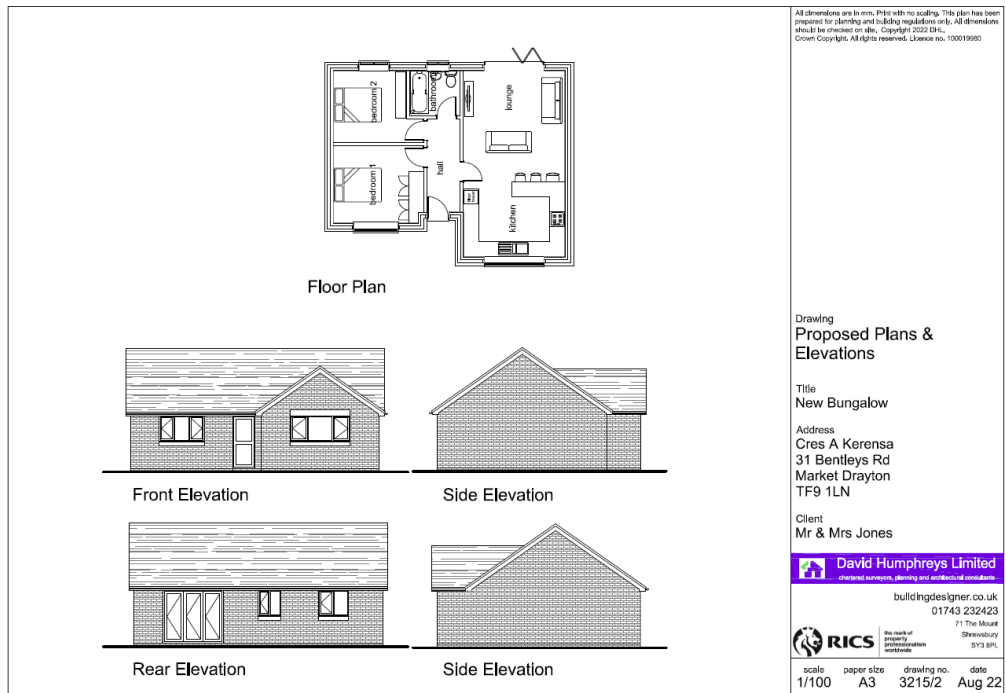
Offers in the Region of
£325,000

New Build Bungalow, Bentleys Road, Market Drayton, TF9 1LN

Helping *you* move

Overview

- Two Bedroom Detached Bungalow
- New Build, No Upward Chain
- Entrance Hall, Bathroom
- Open Plan Kitchen/Dining/Living Room
- Two Double Bedrooms
- Low Maintenance Courtyard Garden
- Parking for two Vehicles
- Council Tax Band – TBC
- Energy Rating - TBC



Brief Description

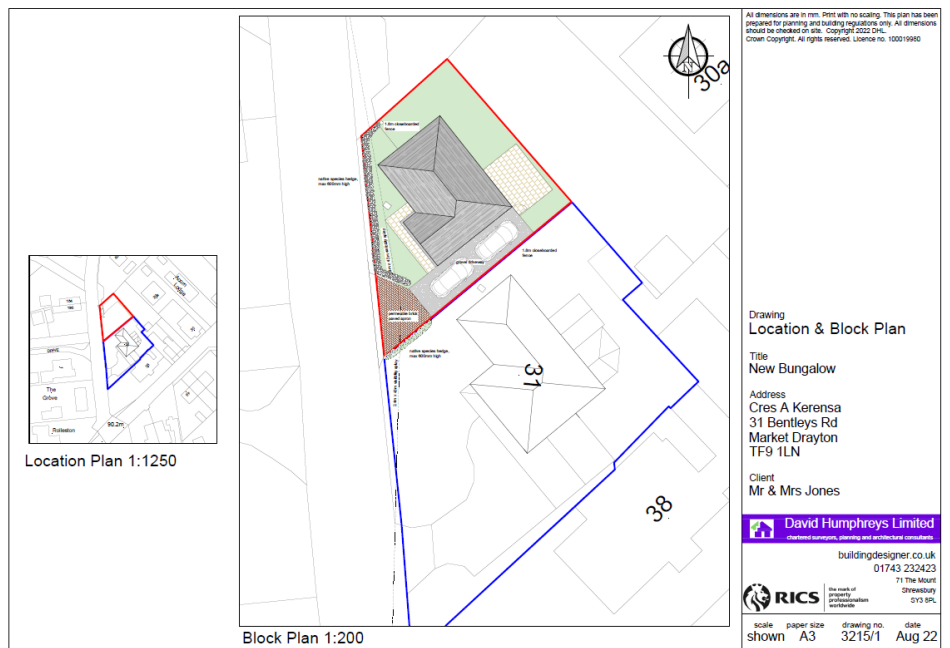
The accommodation will include the Hallway, a light and spacious Open Plan Kitchen/Living/Dining Room with integrated appliances and peninsular breakfast bar and bi-folding doors out to the Courtyard Garden. The Principal Bedroom will have built-in wardrobes, Bedroom Two is another double room - and completing the accommodation will be a smart bathroom with a shower over the bath. Externally, there's Driveway Parking for two cars and an enclosed, low maintenance Courtyard Garden to the rear.

The property will be finished to a high specification to meet all of the latest Building Regulations including Air Heat Source Pumps and level of Insulation.

Location

Market Drayton is a busy market town with a weekly street market every Wednesday whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs.

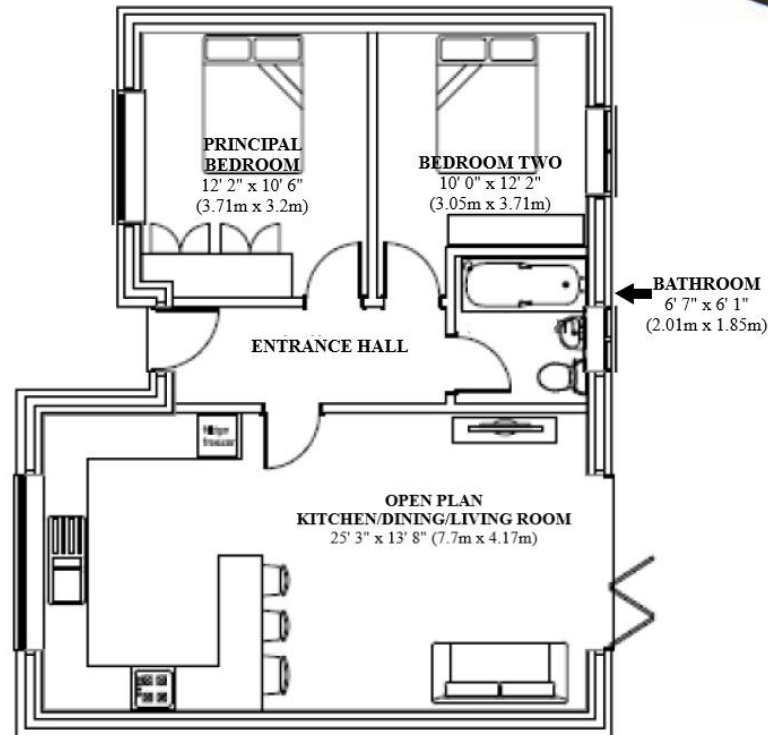
A wider range of shops and facilities can be found via the A53 to Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.



Floor Plan

Not to Scale

Please use as a guideline only



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 XXXX services 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

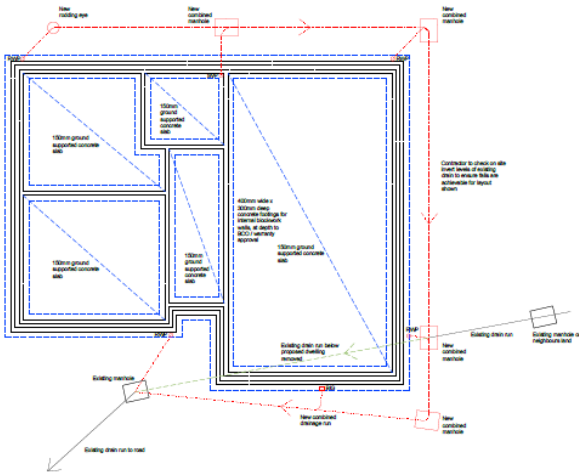
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

FOR MORE INFORMATION: Go to: www.barbers-online.co.uk

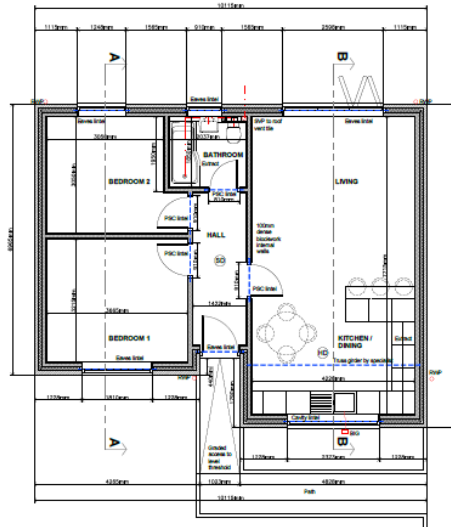
DIRECTIONS: From our Office on Maer Lane turn left and then right at Nagington's Garage and then left on Prospect Road. Go straight over the mini roundabout and then bear left on Alexandra Road, right on Shrewsbury Road and after 0.4 miles turn left onto Bentleys Road and the new build is approximately 0.2 miles 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.

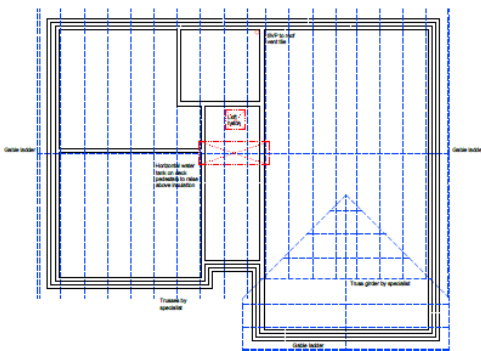
AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



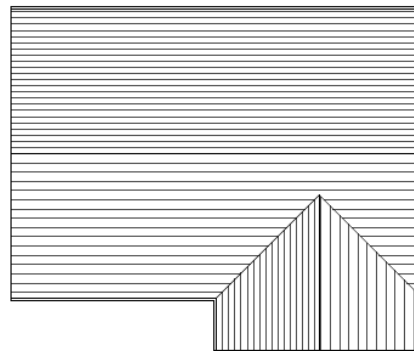
Footings & Drainage Layout Plan As Proposed - Scale 1:50



Ground Floor Plan As Proposed - Scale 1:50



Roof Construction Plan As Proposed - Scale 1:50



Roof Plan As Proposed - Scale 1:50

aaron cherwynnd ARCHITECT STUDIO
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 Registered in England & Wales No. 06386865

RIBA
 RIBA Chartered Architect
 RIBA Chartered Architect

NOTES:
 All dimensions to be checked on site before work commences.
 Figure dimensions to take preference over those stated.
 TP 01/2017 ver.

REVISIONS		
No	Description	Date

CLIENT:
 Knightley Developments Ltd
PROJECT DETAILS:
 Proposed new detached dwelling

DRAWING TITLE:
 Proposed plan layouts
DRAWING PURPOSE:
 Building Control & Warranty Approval

SCALE: As stated	PAPER SIZE: A1	DRAWN BY: BTJ
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1743-100

Land Adjacent to 3T Bentleys Road, Market Drayton, TF9 1LN

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

