



Helping *you* move



## Summerfield, Salisbury Road, TF9 1AP

Full of Character, this attractive Three Bedroom Detached House has a welcoming Dining Kitchen, Principal Bedroom with En Suite, Detached Garage with Office Space - and is set on the most wonderful 0.33 acre Garden plot.

Offers In Region Of  
**£530,000**

## Overview

- Three Bedroom Character House
- Wrap Around 0.33 Acre Garden
- Entrance Porch, Utility
- Open Plan Dining Kitchen with Feature Fireplace and Log Burner
- Dining Hall, Conservatory, Lounge with Log Burner
- Principal Bedroom with En Suite
- Two Further Double Bedrooms, Bathroom
- Detached Double Garage with Office/Studio
- Council Tax Band – F
- Energy Rating - D



## Brief Description

To the front is the Double Detached Garage with Workshop and Office/Studio above, and a pathway leads up to the property. Off the Entrance Hall is the Boot Room/Utility and the Open Plan Dining Kitchen has an excellent range of oak units with granite surfaces, a five-burner Range-style oven with extractor fan over, Belfast sink, a feature brick fireplace with a Clearview log burner, window seat storage and oak flooring that flows through to the inner Hall and Living Room. Off the inner Hall is the ground floor WC, Conservatory and Lounge with log burner and Garden Room area with floor to ceiling sliding patio doors and windows.

The Principal Bedroom has exposed floorboards, a walk-in wardrobe, the original fireplace and a door through to the En Suite with corner shower. Bedrooms Two and Three are good size double rooms and the Family Bathroom has both a shower and a bathtub.

Externally, the property is set on 0.33 acre Garden plot that wraps around the property, with patio area, ornamental pond and rear access to a quite lane.

## Location

The property is set along a popular residential lane within walking distance of Market Drayton town centre.

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.



# 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. 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

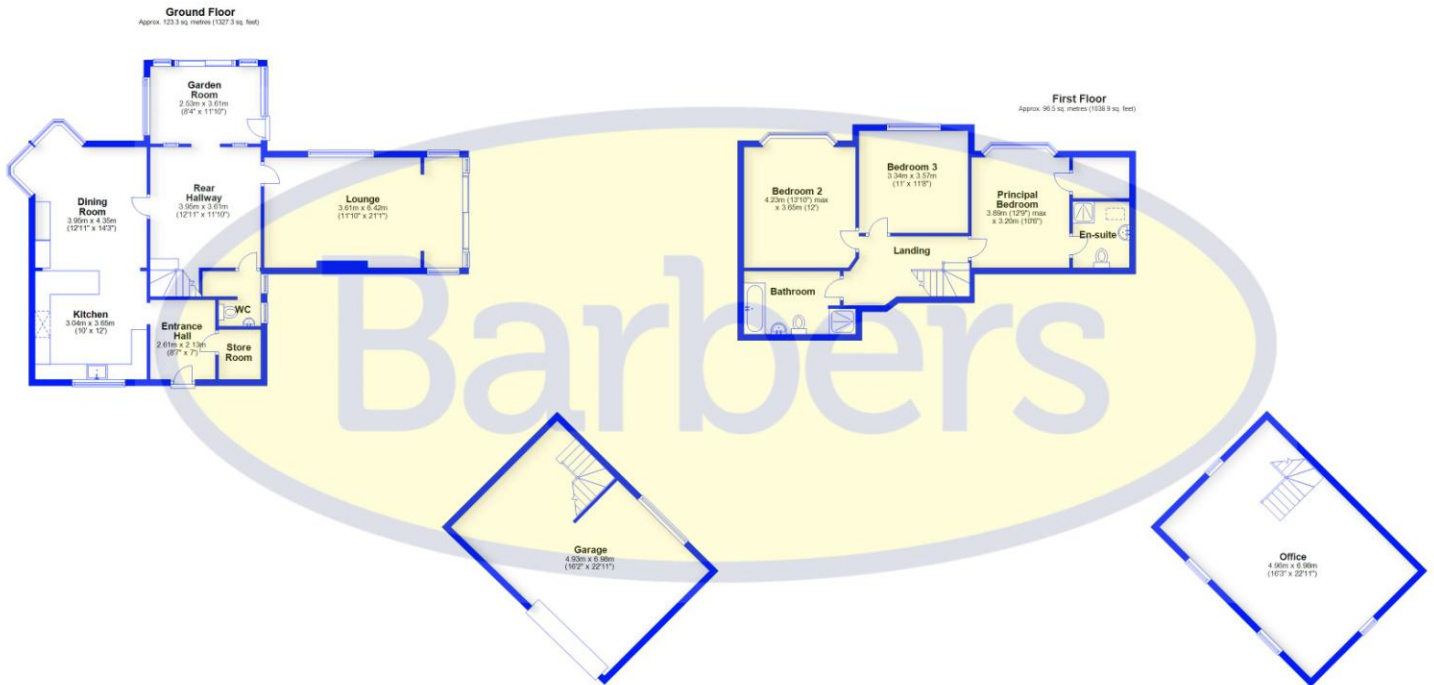
**FOR MORE INFORMATION:** Go to: [www.barbers-online.co.uk](http://www.barbers-online.co.uk)



**DIRECTIONS:** From our office on Maer Lane turn left and then left again at Nagington's Garage, right at the roundabout on Frogmore Road, left on Shrewsbury Road and after 0.2 miles bear left on Salisbury Road and after approximately 0.2 miles the property will be on your left 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.



## 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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