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### 3 Tudor Close, Market Drayton, TF9 3QR

A beautifully presented Three Bedroom Detached House set on this select development with a spacious Lounge, Dining Kitchen, Principal Bedroom with En Suite, Garage and Driveway Parking.

Offers In Region Of  
**£310,000**



## Overview

- Beautifully Presented Three Bedroom Detached House
- Exclusive Residential Development
- Spacious Lounge, Dining Kitchen
- Utility, Ground Floor WC
- Principal Bedroom with En Suite
- Two Further Bedrooms, Bathroom
- Landscaped Rear Garden
- Garage, Driveway Parking
- Council Tax Band – D
- Energy Rating - B



## Brief Description

The property has a smart front aspect with a block paved driveway leading to the Garage and a lawned front Garden behind a tall hedge. The composite front door opens to a lovely, light and spacious Lounge with box bay window featuring the shutter blinds you'll find throughout the property. The Dining Kitchen has a good range of modern flat-fronted units with integrated oven, microwave, fridge freezer, dish washer and induction hob with extractor fan over, and French doors open to the rear Garden. Off the Kitchen is the Utility with plumbing for your washing machine, and the ground floor cloaks/WC.

Moving on to the first floor and the Principal Bedroom has a wall of mirrored wardrobes and En Suite with a double walk-in shower. Bedroom Two has a double built-in wardrobe and Bedroom Three is currently used as an Office/Hobby Room. Completing the accommodation is the stylish Bathroom which has both a bath and walk-in shower.

To the rear of the property is a very nicely landscaped Garden with a large patio entertaining space, lawned area, painted rear timber fence and a further seating area with pergola over.

## 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.



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)

**TENURE:** Freehold



**DIRECTIONS:** From our office on Maer Lane turn left, right at the mini-roundabout and then follow the road out over the canal bridge. Go left on Hampton Drive then left on Tudor Close and the property is then on your right 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  
Please use as a  
guideline only



## Ground Floor

Lounge	19' 1" x 12' 8"
Kitchen / Dining	15' 7" x 12' 6"
Utility	6' 1" x 4' 2"
WC	6' 6" x 3' 0"
Garage	17' 0" x 9' 3"



## First Floor

Master Bedroom	10' 11" x 10' 4"
Master En Suite	8' 8" x 4' 1"
A/C	4' 2" x 3' 0"
Bedroom 2	10' 8" x 9' 0"
Bedroom 3	7' 10" x 7' 1"
Bathroom	7' 10" x 6' 6"

Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within + or - 50mm. Dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our sales advisor for details of the treatments specified for individual plots. Drainage, heating and electrical layouts may vary. Dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



## 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](mailto:marketdrayton@barbers-online.co.uk)

