



Helping *you* move



## 9 Sutton, Market Drayton, TF9 2HZ

A Delightful Two Bedroom Semi-Detached Character Cottage with a large Garden and set in an Idyllic Rural Location with Outstanding Countryside Views - and offered to the market with No Upward Chain.

Offers in Excess of  
**£190,000**

## Overview

- Delightful Two Bedroom Semi Detached Cottage
- Modern Method of Auction
- Rural Location, Countryside Views
- Conservatory, Kitchen, WC
- Lounge with Open Fire in Inglenook Fireplace
- Two Bedrooms, Bathroom
- Large Garden with Plenty of Parking
- Council Tax Band - B, Energy Rating - F



## Brief Description

To the front of the property is a the front door with a canopy over, which opens to the Hall with stairs up to the first floor and the Cloaks/WC. To your right is the Lounge with original beams, feature mullioned windows, inglenook fireplace, quarry tiled floor and original latch doors. The Kitchen has wall and base units, open shelves, space for a Range-style cooker, fridge, dishwasher and washing machine, and the Conservatory has French doors out to the extensive rear Garden. To the first floor are the two Double Bedrooms, one of which has the original cast iron fireplace, and the Bathroom.

Heading outside, and the property has a large Garden to the rear which is laid mainly to lawn, surrounded by mature a hedge and trees, ample of Parking and a front walled Garden with picket gate.

## Location

Sutton is a rural hamlet on the outskirts of Market Drayton, and home to the town's Golf Club. 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.



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 mains electric and water are available with LPG fired central heating and septic tank drainage. 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.

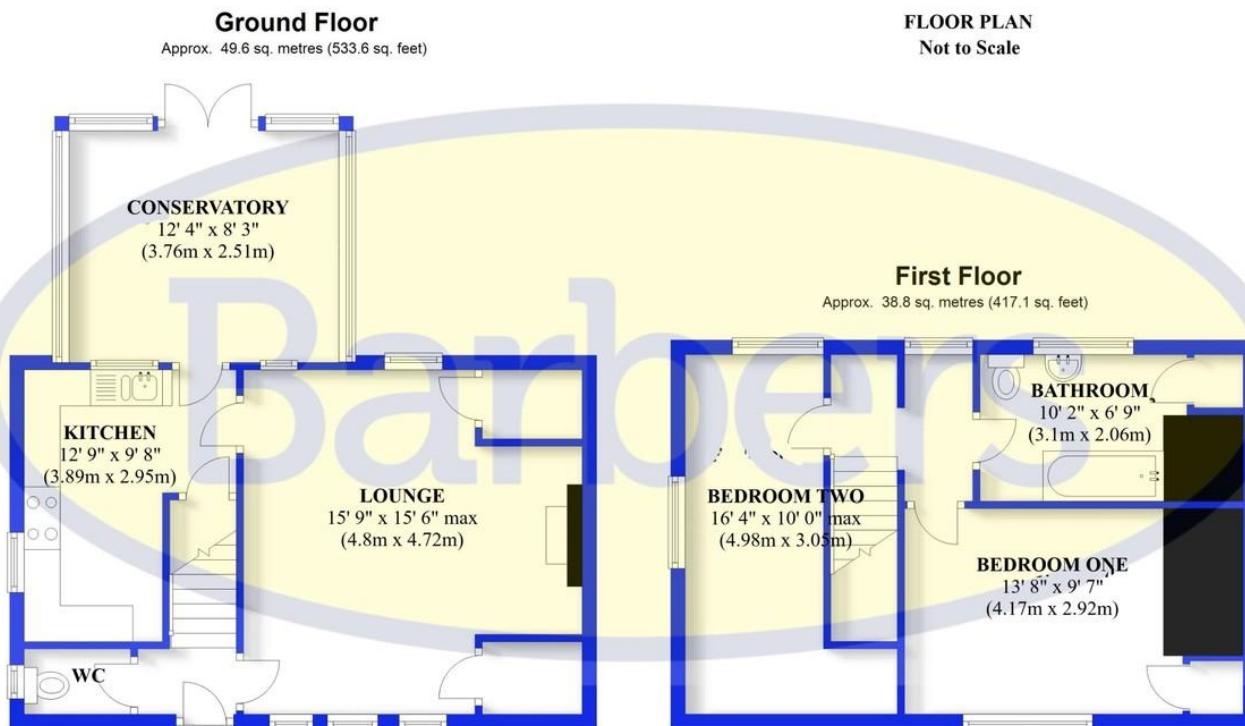
**LOCAL AUTHORITY:** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



**DIRECTIONS:** Leave Market Drayton on the A529 towards Hinstock passing the Four All's public house on the right hand side and then take the second turning on the right hand side into Sutton Lane. Continue along this road for approximately a mile where you will then find the property on the left hand side which can be identified by our For Sale board.

**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.



Total area: approx. 88.3 sq. metres (950.8 sq. feet)

**MODERN METHOD OF AUCTION:** This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.2% to a minimum of £6,000 including VAT, which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold. (Reservation Fee is in addition to the final negotiated selling price.)

I Am Sold Ltd - telephone: 0121 366 0539 or email: [enquiries@iam-sold.co.uk](mailto:enquiries@iam-sold.co.uk)

## 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.

**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)



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.