



Helping *you* move



## 7 Quorn Grove, Market Drayton, TF9 1NY

A beautifully presented Three Bedroom Link-Detached Bungalow with a wonderful large, landscaped Garden, Lounge, Dining Room, light and spacious Garden Room, Garage and Driveway Parking.

Offers In Region Of  
**£360,000**

## Overview

- Three Bedroom Link-Detached Bungalow
- Generous, Landscaped Garden
- Entrance Hall, Kitchen, Lounge
- Dining Room, Garden Room
- Three Double Bedrooms, one with En Suite, Shower Room
- Pretty Rear Garden with Patio
- Detached Garage with Electric Door & EV Charger, Driveway Parking
- Council Tax Band - D, Energy Rating - B



## Brief Description

The accommodation is set around the central Hallway and there's oak-effect Rhino flooring throughout. The Kitchen has a smart range of Shaker-style base and wall units, a ceramic butler's sink, space for a washing machine, dishwasher, fridge and range-style cooker. The Lounge has an inset fireplace, air conditioning unit and a door to a walk-in storeroom that was originally the front porch. The Dining Room has sliding patio doors out to the Garden Room that overlooks the pretty Garden, with French doors out to the large Patio entertaining area and an air conditioning unit.

The Principal Bedroom has fitted wardrobes, an air conditioning unit and an En Suite Shower Room, Bedroom Two also has fitted wardrobes and Bedroom Three is another Double Bedroom. Completing the accommodation is a smart Shower Room with walk-in shower.

Externally, there's a wide Driveway leading to the Detached Garage with light & power, an electric door and EV charging point and a pretty, mature rear Garden with large Patio area.

## 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 mains water, drainage, electricity and gas services are available, with gas central heating, solar panels, three air conditioning units and EV charging point to the Garage. 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.

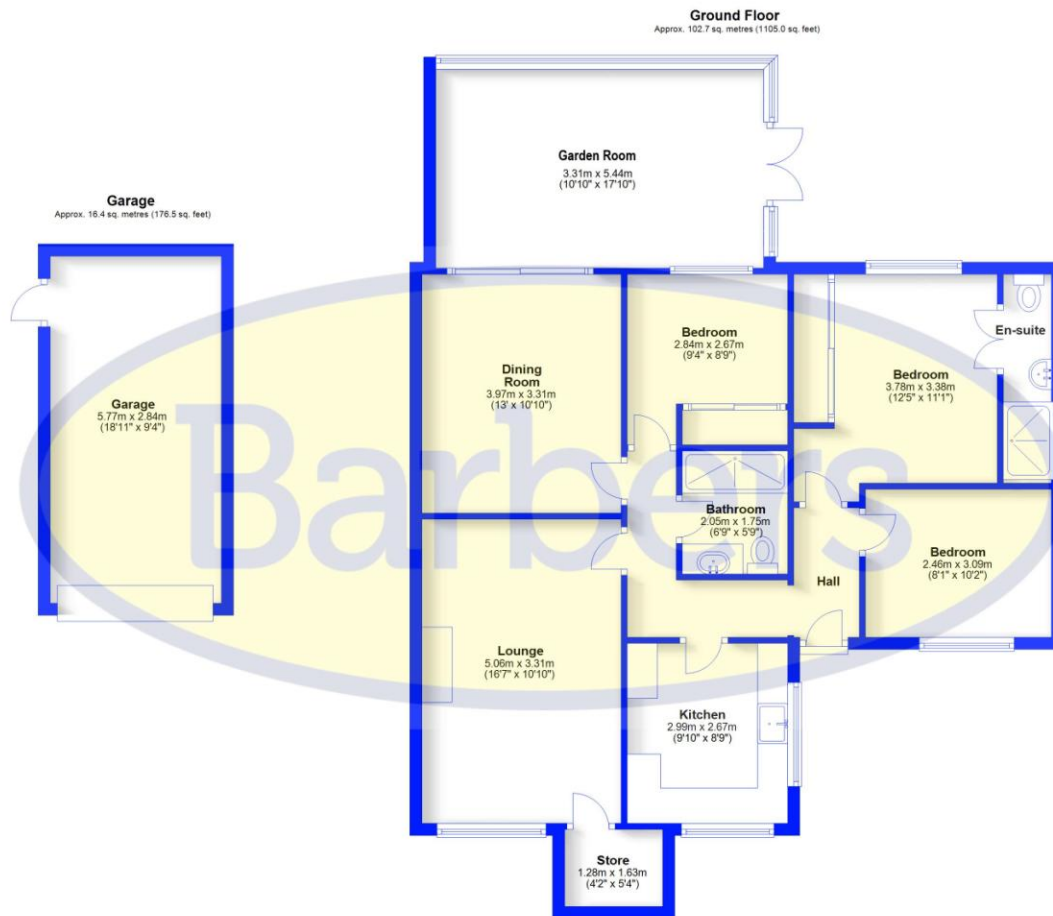
**LOCAL AUTHORITY:** Shropshire Council



**DIRECTIONS:** From our office on Maer Lane turn left, right by Nagington's Garage and then left on Prospect Road. At the second mini-roundabout bear right and then immediately left on Farcroft Drive and follow the road round to Quorn Grove on your right where the property is at the end of the cul-de-sac in the right-hand corner.

**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. 119.1 sq. metres (1281.5 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



## 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)**

