



Helping *you* move



## Brooklands, Adderley Road, Market Drayton, TF9 3SW

A substantial, spacious Detached House with Living Room and Dining Room, Three En Suite Bedrooms, an independent One Bedroom Apartment, generous Gardens with mature trees and shrubs, Gym, Sauna, two Garages, Log Cabin Workshop - and is offered to the market with No Upward Chain.

Offers in the Region of  
**£525,000**



## Overview

- Impressive Four Bedroom Detached House
- No Upward Chain, 0.5 Acre Plot
- Entrance Hall, Sitting Room, Dining Room, Family Room, Kitchen, WC, Rear Porch
- Three En Suite Bedrooms, One Bedroom Flat
- Mature Garden, Driveway Parking
- Two Garages, Gym with Sauna, Log Cabin Workshop
- Council Tax Band – G
- Energy Rating - C



## Brief Description

To the front of the property is an Entrance Porch that opens to an impressive Reception Hall off which are the Study Area and a Cloaks/WC. There's a spacious Sitting Room with a feature fireplace with Clearview log burner and French doors that lead out to the Garden, a formal Dining Room with feature marble fireplace and open fire, and the Family Room with patio doors to the Garden, a skylight and that leads to the Kitchen. The Kitchen which leads through to the rear Porch and then out to the Garden. The Family Room and Kitchen do need some work to complete this lovely space.

Moving up to the first floor and the accommodation is set around a large central Landing. The Principal Bedroom has built-in wardrobes and a free-standing bath set in the bay window alcove, and an En Suite with double shower and underfloor heating. Bedrooms Two and Three are also good-size double rooms with En Suite Shower Rooms with under floor heating.

The generous Garden wraps around the property and has several mature trees and shrubs including four large lime trees, damson trees, a field maple, magnolia, rhododendrons, camelia and box and privet hedges. There's a patio entertaining space and plenty of off-road parking.

There's a timber framed Double Garage and brick built Single Garage, and a log cabin workshop - all with light and power - and a Gym with Sauna and Shower Room.

The property is located to the edge of Market Drayton - a busy market town with a weekly street market, shops, supermarkets, schools, sports facilities and Medical Centre.





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)

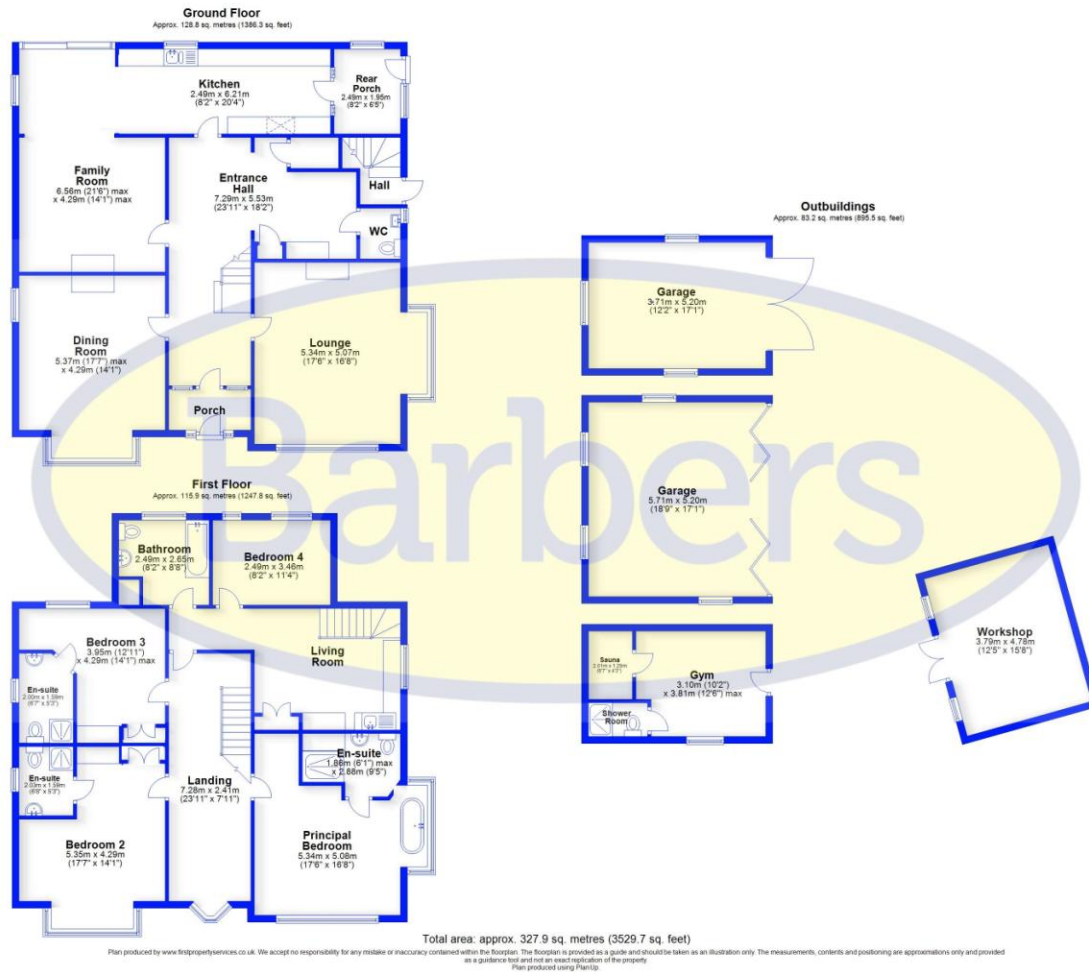


**DIRECTIONS:** From our office on Maer Lane turn left and then right at Nagington's Garage and follow the road out over the bridge and the property is the last detached house on the left.

**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.





**ONE BEDROOM APARTMENT**



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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**  
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