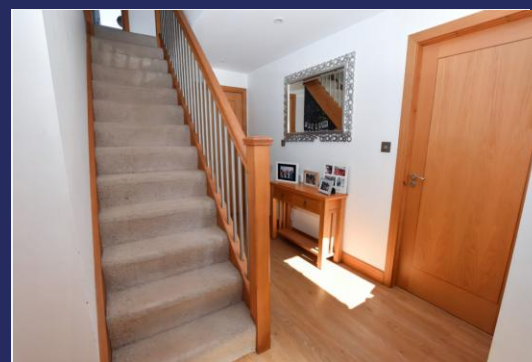




Helping *you* move



**242 Shrewsbury Road, Market Drayton, TF9 3GH**

A beautifully presented, individually designed Four Bedroom Detached House with a large useable Loft space, Open Plan Dining Kitchen, Principal Bedroom with En Suite, Garage and Driveway Parking.

Offers In Region Of  
**£385,000**



## Overview

- Four Bedroom Detached House in a Popular Residential Area
- Entrance Hall, Guest WC, spacious Lounge with Log Burner
- Open Plan Dining Kitchen, Utility
- Principal Bedroom with Dressing Area and En Suite Shower Room
- Three Further Bedrooms, Bathroom.
- Garage, Driveway Parking, Mature Garden
- Council Tax Band - D, Energy Rating - C



## Brief Description

The front door opens to the Hallway which showcases the bespoke stairway and to your right is the Guest WC. To your left is the Lounge with dual aspect windows, a log burner set in an inset brick fireplace and a pocket door that opens to the impressive Dining Kitchen. Here you'll find a Dining area with bi-fold doors out to the rear Garden, and to the Kitchen area is a peninsular breakfast bar, a range of Shaker-style units with integrated dishwasher, fridge freezer, ceramic sink, pull-out larder cupboard and double oven with hob and extractor fan over, and a good-size Utility.

To the first floor is the Principal Bedroom with a Dressing Area with two double wardrobes and an En Suite Shower Room with walk-in Shower. There are two further double Bedrooms to this floor and the main fully tiled Bathroom with corner shower. To the top floor is Bedroom Four with Velux windows and two further large storage areas.

Externally, there's Driveway Parking for 2-3 cars plus the detached Garage, and a walled rear Garden with central lawn, raised sleeper beds and a composite deck sitting 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, and access to the Shropshire Union Canal.





## 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

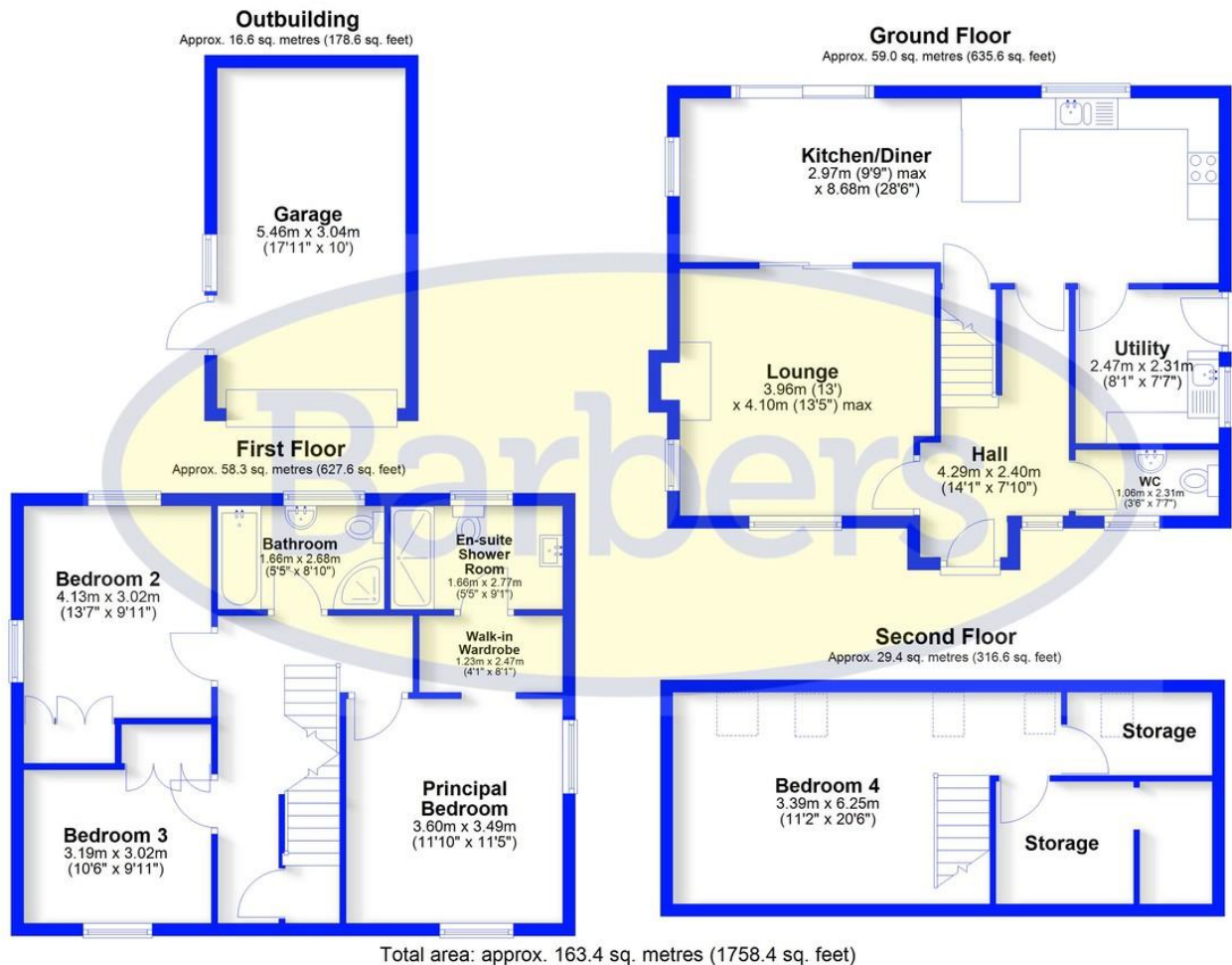
**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



**DIRECTIONS:** From our office on Maer Lane turn left, right at Nagington's Garage, left on Frogmore Road and then right at the mini-roundabout onto Shropshire Street which becomes Shrewsbury Road. Just after the Longford roundabout the property is on your right and can be identified by our For Sale sign.

**INDEPENDENT MORTGAGE ADVICE:** To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

**AML REGULATIONS:** We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.



## 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,  
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