



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.

£195,000
In Region of

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

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.

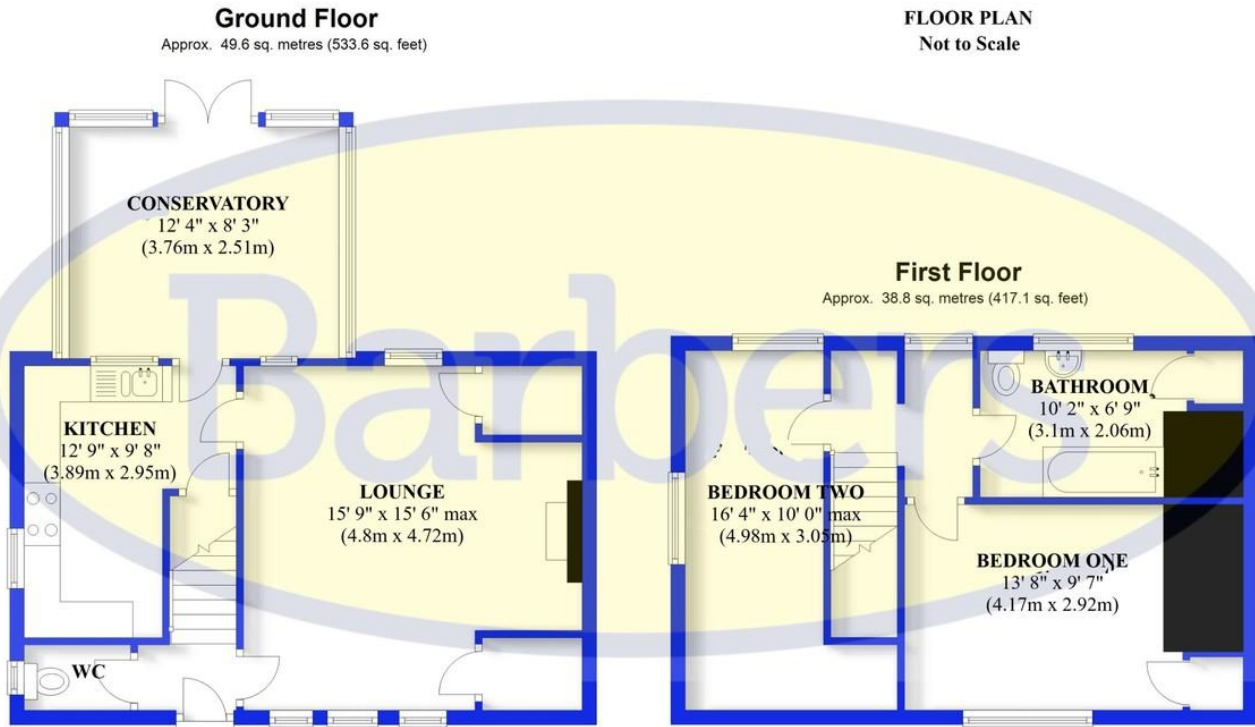
LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



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)

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

BARBERS ESTATE AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk



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.