



Helping *you* move



15 Drayton Grove, Market Drayton, TF9 3AD

An Impressive Five Bedroom Detached House with three Reception Rooms, Dining Kitchen, Principal Bedroom with Dressing Room and En Suite, mature Garden and Double Garage with electric doors.

Offers In Region Of
£440,000

Overview

- Beautifully Presented Five Bedroom Detached House
- With Three Reception Rooms and a Dining Kitchen
- Plus the Utility & Guest WC
- Principal Bedroom with Dressing Room & En Suite
- Four Further Bedrooms, Bathroom
- Mature Rear Garden, Double Garage
- Council Tax Band - F, Energy Rating - TBC



Brief Description

The front door opens to the Hallway with stairs to the first floor, a large cupboard and a door to the Guest WC and there's a Living/Games Room, Dining Room and a Lounge with a log burner set in a feature brick fireplace and French doors out to the rear Garden. The Dining Kitchen has an integrated double oven, microwave, induction hob with extractor fan over and dishwasher, space for an American-style fridge freezer and a Utility with a sink, space for your washing machine and tumble dryer and a door out to the side of the house.

Heading to the first floor and the Bedrooms are set around a central Landing. The Principal Bedroom Suite has a large Bedroom with a Dressing Area and En Suite with walk-in shower, and an air conditioning unit. There are four further Double Bedrooms and completing the accommodation is the Family Bathroom.

The property has a Double Garage with Electric doors and a mature rear Garden.

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.

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.



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 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

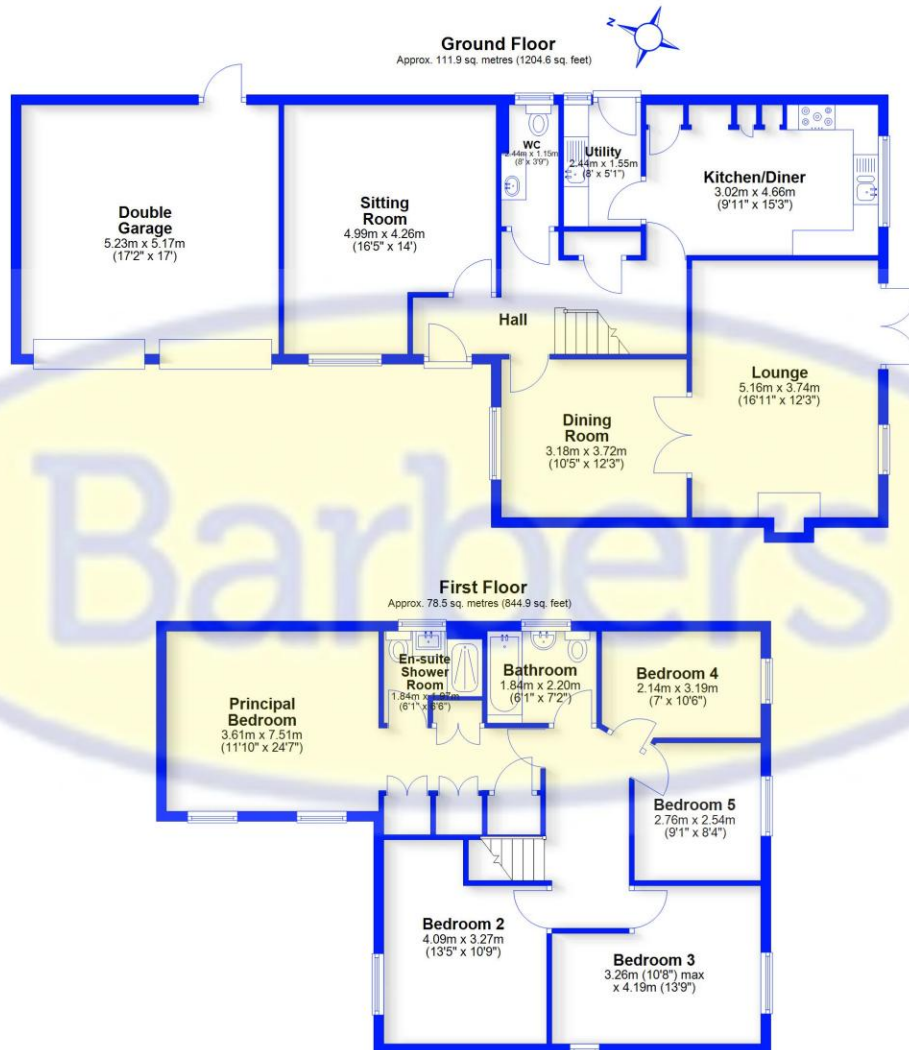
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From our office on Maer Lane, turn left, right at Nagington's Garage, left on Prospect Road and then first left on Frogmore Road. Second right on Drayton Grove and follow the road left where there's a small cul-de-sac on your left and this property is the one in the corner 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.

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