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Features

- Impressive Double Fronted Georgian House in the heart of Market Drayton
- Large Rear Garden, Off Road Parking
- Entrance Hall, Lounge, Sitting Room, Dining Room, Kitchen, Guest WC, Large Cellar with Utility and Gym space
- Eight Bedrooms, Two Bathrooms, En Suite
- Large Garden, Off-Road Parking

Property Overview

Situated in the heart of Market Drayton is this impressive double fronted Georgian Town House that's set over four floors and has off-road Parking and a generous rear Garden.

This lovely property has been updated throughout whilst retaining much of the original charm and character, so throughout you'll find the tall ceilings, sash windows and

original doors - all adding to the sense of light and space. It has the potential to offer you eight Bedrooms, with the current vendors using some of the Bedrooms as additional living or working space.

The front door opens to the Reception Hall which has the original Minton tiled floor and part-panelled walls that continue up to the first floor Landing. To your left is the Lounge

with a multi-fuel stove set in an inglenook fireplace, and a door leads through to the Sitting Room off which is the Guest WC.

Returning to the Hall and to your right is the Dining Room which has an open fire set in an attractive traditional fireplace surround. Leading on from the Dining Room is the Kitchen which has a smart Shaker-style Kitchen with oak work surfaces over, a half-



Belfast sink, integrated fridge freezer and dish washer, and there's a six-burner Rangemaster oven set in the opened-up fireplace that is available by separate negotiation.

A door from the rear Hall opens to the stairs down to the large Basement which has five store areas, one of which is being used as the Utility and another as a Gym. These rooms would need some work to make them fully habitable but are fantastic for storage and havelight and power throughout.

To the first floor is the Guest Bedroom with an En Suite Bathroom, two further generous Double Bedrooms, a smaller double Bedroom and the modern Family Bathroom. The three main Bedrooms all have cast iron fireplaces and the feature sash windows that epitomize Georgian style.

Moving to the second floor, and this is currently presented as the Principal Bedroom, a striking Bathroom with free-standing bath and walk-in shower, a walk-in wardrobe off the Landing, Sitting Room and a Home Office. All the rooms on this floor have slightly reduced headroom to the eaves and, except for the Bedroom, Velux-style windows.

Externally, this impressive property makes a great first impression, with a wrought-iron gate opening to the front





courtyard with steps up to the front door. To the right there's Parking for one car and then gates open through to the rear Garden where there is Parking for several cars. There's a large rear Garden that's laid mainly to lawn with mature trees and shrubs, two brick-built sheds and a greenhouse.

This property really does need to be viewed to appreciate the flexible space it has to offer, so please call the team at our Market Drayton office to arrange your viewing.

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. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.



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USEFUL INFORMATION:

TO VIEW THIS PROPERTY: By arrangement with the Agents Office at Tower House, Maer Lane, Market Drayton, TF9 3SH Tel: 01630 653641 or email: marketdrayton@barbers-online.co.uk

DIRECTIONS: From our office on Maer Lane turn left, turn left at Nagington's Garage and the property is then on your right and can be identified by our For Sale sign.

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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website.

<https://checker.ofcom.org.uk>

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

COUNCIL TAX BAND: E **ENERGY PERFORMANCE RATING:** E **FLOOR PLAN:** This floor plan is not to scale – please use it as a guideline to layout only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

TENURE: Shropshire **METHOD OF SALE:** For Sale by Private Treaty.

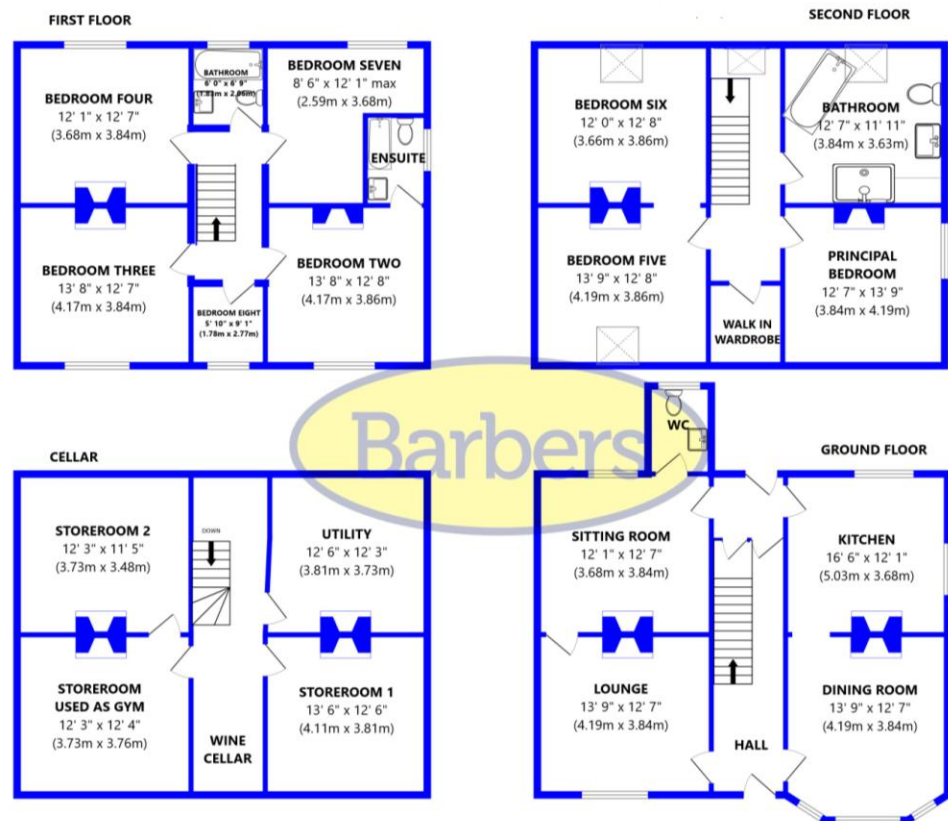
BARBERS COPYRIGHT: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market this property and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives to promote the property or the Company. We may use various options for marketing including all social media and mailing campaigns, all designed to help with the sale/rental of your property.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, 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 you wish to buy. 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. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to MoveButler, and is non-refundable.

INDEPENDENT MORTGAGE ADVICE: 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.

PROPERTY TO SELL? Call us for a FREE, NO OBLIGATION property valuation

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 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.



This Floor Plan is Not to Scale
Please Use as a Guideline to Layout Only

TOTAL FLOOR AREA: 291.8 sq.m. (3141 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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