



Helping *you* move



3 Stevens Grove, Market Drayton, TF9 3FU

A spacious Four-Bedroom Detached Home that's perfect for Modern Family Living with a smart Dining Kitchen, large Lounge, Study and Principal Bedroom with En Suite.

Offers In Region Of
£385,000

Overview

- Nicely Presented Four Bedroom Detached House
- Highly Popular Residential Area
- Reception Hall, Study, Guest Cloakroom, Spacious Lounge, Open Plan Dining Kitchen, Utility
- Principal Bedroom with En Suite Shower Room
- Three Further Double Bedrooms, Bathroom
- Rear Garden, Detached Single Garage, Driveway Parking
- Council Tax Band - E, Energy Proficiency Rating - B



Brief Description

This Four-Bedroom Detached House offers you generous and versatile accommodation that's ideal for contemporary family life. To the ground floor is the Reception Hall, Guest Cloakroom, Study, spacious Lounge with bay window, open plan Dining Kitchen with a box bay window with French doors to the Garden and the Utility. To the first floor is the Principal Bedroom features two built-in wardrobes and an En Suite Shower Room. Three further Double Bedrooms provide ample space for family or guests, and the Family Bathroom is thoughtfully equipped with both a bath and a separate shower.

Outside, the property continues to impress with a generous rear Garden complete with a patio area-ideal for summer gatherings. A detached single Garage with light and power, along with driveway Parking for two vehicles, completes this exceptional offering.

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.



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

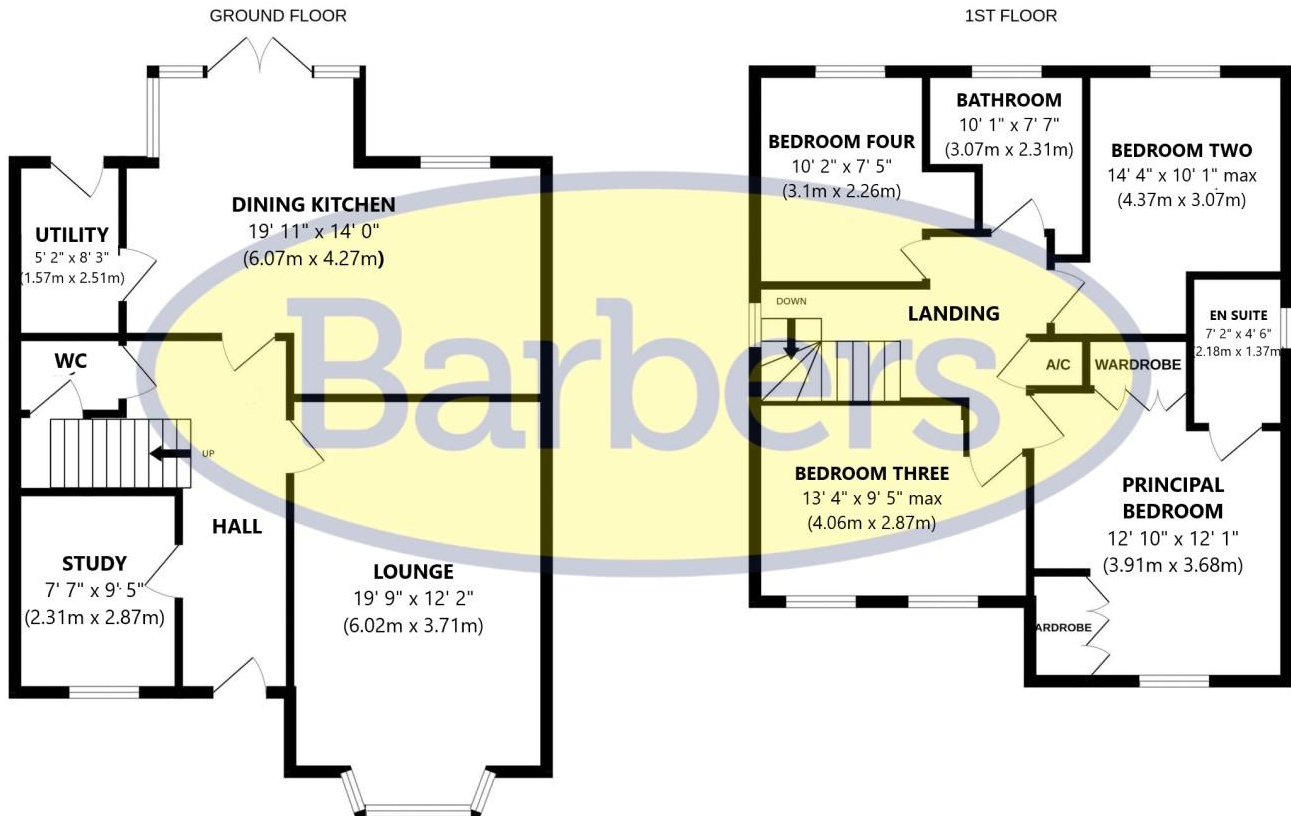
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From our office on Maer Lane turn left, right at Nagington's Garage and at the Gingerbread roundabout turn left on the A53. At the first roundabout turn left on Blandford Way, follow the road around to the left and turn right on Stevens Grove where the property is on your left 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.



This Floor Plan is Not to Scale

Please use as a Guideline to Layout Only

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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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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