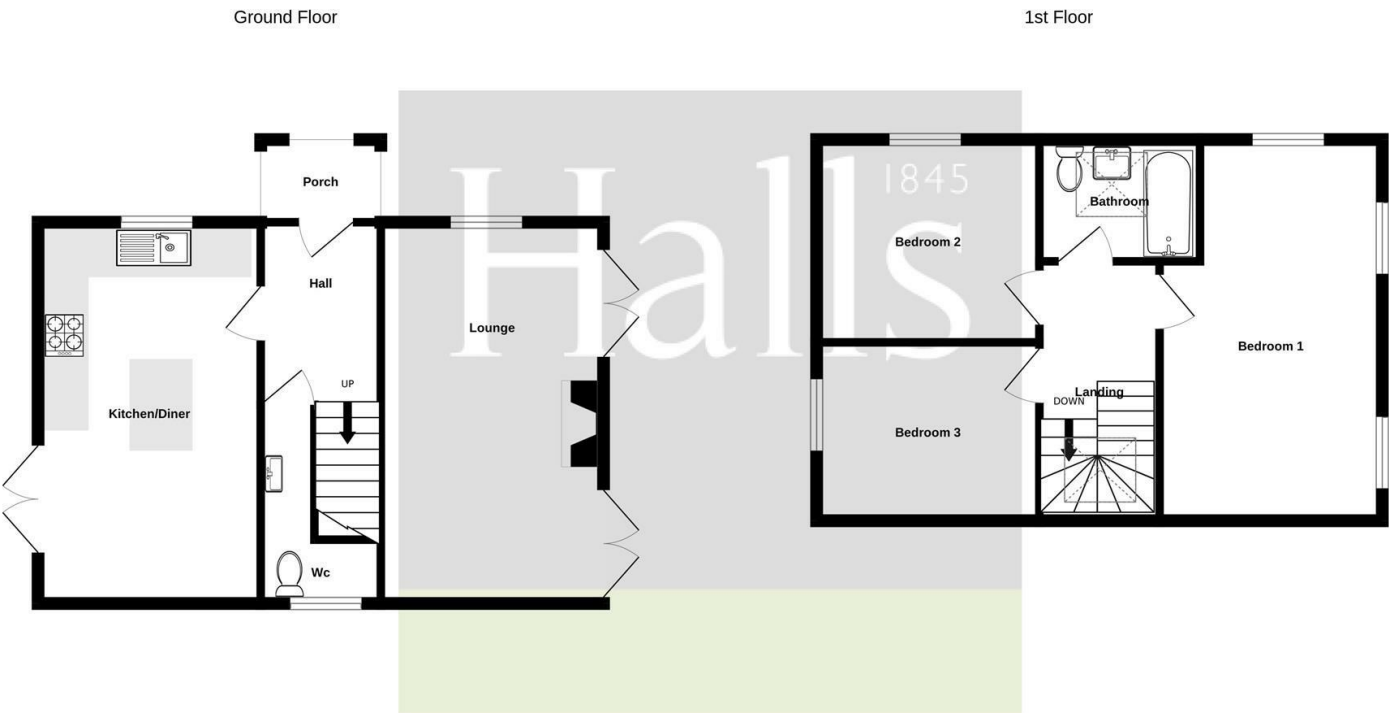


FOR SALE

7a Corbet Drive, Adderley, Market Drayton, Shropshire, TF9 3LW



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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FOR SALE

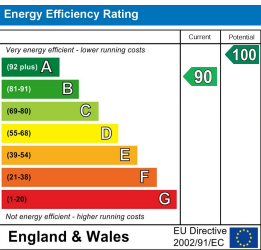
Offers in the region of £299,995

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01948 663230

Whitchurch Sales
8 Watgate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@hallsgb.com



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FOR SALE

Market Drayton 4.5 miles, Audlem 3 miles, Nantwich 10 miles, Whitchurch 14 miles & Shrewsbury 24 miles.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Modern Detached Family Home
- Hall, Cloaks with W.C, Lounge
- Kitchen / Diner, Oil C.H
- 3 Bedrooms, Family Bathroom
- Parking for 3 or 4 Cars, Gardens
- Village Location & Primary School
- Local Village / Social Club
- Close to Market Drayton

Location
The property is located in the village of Adderley with a local primary school and a secondary school close by in the historic town of Market Drayton. Adderley has a village hall and a range of activities and events throughout the year. The charming village of Audlem is 3 miles away where there are a range of local shops, pubs and canal. There are larger supermarkets in the nearby town of Market Drayton and the A53 gives excellent access to Shrewsbury, Telford, Stafford and the motorway network.

Brief Description
This modern property has an excellent EPC rating of a B. There are oak internal doors, oil fired heating and double glazed windows & doors. The accommodation comprises entrance hall, living room with log burning stove and French doors to the gardens. There is kitchen / diner with Bosch integrated oven & double oven, cloaks with W.C, 3 bedrooms and bathroom.

Accommodation Comprises
There is a canopied porch with front entrance door that opens into the entrance hall.

Cloaks
White suite comprising low flush W.C, vanity unit with wash hand basin, double glazed windows and a storage space under the stairs where a tumble dryer is located.

Lounge
17'7 x 10'3 (5.36m x 3.12m)
Feature fire place with log burning stove, there is a double glazed sash window to the front and 2 sets of French Doors to the gardens.

Kitchen Diner
17'7 x10'3 (5.36m x3.12m)
Attractive range of base and wall mounted units, wooden worktops, ceramic drainer sink unit, integrated dishwasher, washing machine, fridge & freezer. There is a Bosch double oven and hob. The kitchen has a tiled floor, double glazed sash window to the front and French doors to the side of the house and drive.

1st Floor Landing
The stairs ascend from the hall to the 1st floor landing with Velux skylight.

Bedroom One
17'7 x 10'3 (5.36m x 3.12m)
Double glazed windows to the front & side, fitted wardrobe and radiators.

Bedroom Two
10'3 x 9'4 (3.12m x 2.84m)
Double glazed sash window to the front & radiator.

Bedroom Three
10'3 x 8'3 (3.12m x 2.51m)
Double glazed window to the side and radiator.

Family Bathroom
Attractive modern suite comprising panelled bath with shower over, low flush W.C and wash hand basin. There is a tiled floor and skylight to the front.

Outside
The property is accessed from Corbet Drive to a drive suitable for at least 4 cars. There is a garden to the front and access down the back to the main garden which is laid to lawn with flower borders and raised beds. Off the lounge is a flag paved patio area. The garden has a shed and useful storage area to the rear.

Viewing Arrangements
Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at rightmove.co.uk & Onthemarket.com
WH1451 200224

Directions
From the main roundabout by the Gingerbread Man pub in Market Drayton drive out on the Adderley Road A529 for approx 3.5 miles and you will enter the village of Adderley. Turn right into Rectory Lane and follow the road for approx 50 metres and turn left into Corbet Drive and 7a is 150 metres on the left hand side.

What 3 Words: inflation.suppose.marzipan

Council Tax - Shropshire
The current Council Tax Band is 'D'. The cost for 2023 / 24 is £2,092.04. For clarification of these figures please contact Shropshire Council on 0345 6789002.

Services - All
We believe that mains water, electricity and drainage are available to the property. The heating is via an oil fired boiler to radiators.

Tenure - Freehold
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

Anti-Money Laundering (AML)
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.