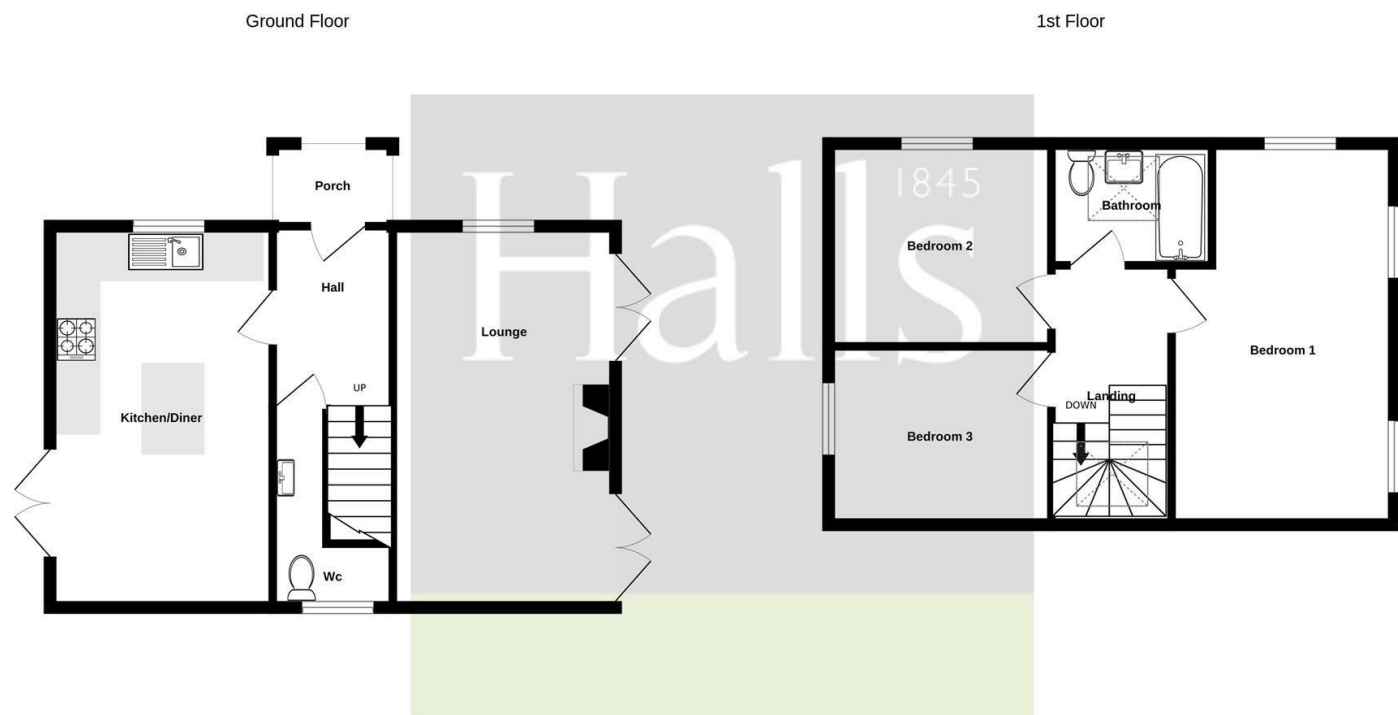
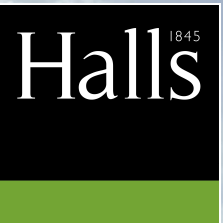


FOR SALE

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

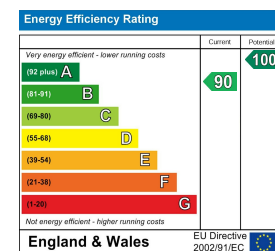
Offers in the region of £315,000

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

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



This wonderful detached family home is still very new and has an excellent EPC Rating of B. The property is located towards the end of the cul de sac. It comprises porch, entrance hall with W.C, lounge with log burner, kitchen /diner, 3 bedrooms and bathroom. There is oil fired heating, double glazed windows and solar panels. There is parking for 3 or 4 cars and a good sized garden.



01948 663 230

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



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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 x 10'3 (5.36m x 3.12m)
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.