



Glascoed, Berrisford Close

bR **barbersRURAL**
rural surveyors & property agents

Glascoed
22 Berrisford Close
Market Drayton
TF9 1LG

Market Drayton town centre 0.6 mile |
Newcastle 14 miles | Shrewsbury 21 miles
M6 (J15) 14 miles | Stafford station 19 miles

A four-bedroom detached house situated in a popular cul-de-sac with stunning outlook over fields towards the River Tern

- Sitting room, dining room, conservatory
- Well-fitted kitchen, utility room
- Four bedrooms, en-suite shower, bathroom
- Integral garage, perfect for storage
- Private and tranquil mature gardens
- Unusually large corner plot
- Far-reaching views over adjacent land



The Local Area

The historic town of Market Drayton was granted a market charter in 1245 and still hosts weekly street and livestock markets. The main street is enjoying an ongoing revival and is now host to a number of independent boutique style shops as well as the more widely known national chains. The comprehensive variety of amenities available in close proximity include supermarkets, schools, shops, leisure facilities and **doctors' surgery.**

Within a 20-mile radius are the bustling towns of Nantwich, Shrewsbury and Newcastle-under-Lyme, all of which offer a wider range of services.

The area is well served by established private and state primary and secondary schools and the property is well placed for commuters with excellent road and rail **links and airports within 1.5 hours' drive.** The renowned Universities of Keele and Harper Adams are **both within half an hour's drive.**

This stunning area of North Shropshire is particularly popular with walkers and cyclists who all enjoy combining the benefits of rural living with the convenience of nearby facilities. The Shropshire Union Canal is only a few hundred yards from the property and this offers miles of off-road walking routes which then link with a further network of footpaths.



The Property

Glascod was built new in 1979 and has been occupied by the same family to the current day. Over the years the property has been continually improved, first with a substantial extension to incorporate the original garage and provide a replacement and more recently the kitchen was fully refitted.

The property now offers spacious accommodation ideal for family living with two generous reception rooms on the ground floor. The sitting room runs the full width of the house whilst the dining room was converted from the original garage. The stunning kitchen is found to the rear of the house, overlooking the beautiful garden, and has the benefit of a comprehensive range of fitted units with integral Bosch and Beko appliances. The kitchen is further enhanced by the adjoining utility room which is home to another range of units

providing further storage space. The L-shaped conservatory wraps around the sitting room and provides a wonderful position from which to fully appreciate the cherished gardens.

To the first floor are four double bedrooms, with the principle bedroom benefitting from en-suite facilities, and a family bathroom. Three of the bedrooms have the advantage of fitted wardrobes.

The property benefits from being a corner plot which means that not only does it have a larger than average garden, it also has a stunning outlook over adjacent land which is unusual for a property so conveniently close to town. The gardens are a riot of colour and are extensively planted with a wide range of flowers and shrubs. Mature hedgerows ensure complete privacy from neighbours and creates a tranquil, peaceful garden.





Services

Mains water, electric, drainage and gas are connected to the property. We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural who can be contacted on 01630 692500. Please note that due to the current COVID-19 pandemic, viewings are subject to strict safety guidelines.

Tenure

We are advised that the property is freehold with vacant possession on completion.

Local Authority

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.

Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

Directions

From Market Drayton town centre follow Stafford Street in the Newcastle direction. In front of the Grove School turn right on to Great Hales Street and then take the next left on to Berrisford Road. A short distance later turn right on to Berrisford Close and follow the cul-de-sac right handed to the head of the close where Glascoed will be found on the right hand side as indicated by Barbers Rural For Sale board.

10874 7.7.2020

"Consumer Protection Regulations" – for clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. B968 Printed by Ravensworth 01670 713330

Barbers Rural Consultancy LLP
Smithfield House, Smithfield Road
Market Drayton, Shropshire, TF9 1EW

01630 692500



RICS

rightmove



Passionate about
rural property



bR

barbersRURAL
rural surveyors & property agents