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Barbers





## Features

- **An Impressive Four Bedroom Detached House**
- **Entrance Hall, Guest WC, Home Office**
- **Open Plan Dining Kitchen with Range-Style Cooker, Lounge with French doors**
- **Principal Bedroom with En Suite**
- **Double Garage with Electric Doors**
- **Generous Garden**

A beautifully presented four bedroom detached home, this lovely property offers light and spacious living accommodation in a highly sought after residential location.

Being set on an enviable corner plot, the property makes a great first impression with a wide driveway and

Double Garage giving you Parking for four-five cars.

The ground floor features a welcoming Hallway with a large coats cupboard, guest WC, dedicated Home Office, and an impressive open plan Dining Kitchen with a Range style cooker, integrated appliances and a

central island, plus an adjoining Utility Room. Completing the ground floor accommodation is a generous Lounge with French doors and a striking inglenook fireplace with log burner providing an inviting space to relax.

To the first floor Landing is the airing cupboard and access via a drop-down



ladder to the part-boarded Loft. The Principal Bedroom has a Dressing Area and a recently updated En Suite with spacious shower, and is complemented by three further well-proportioned Bedrooms and a family Bathroom with bath and separate shower.

This lovely property has a generous rear garden with a large patio and central lawn that's perfect for catching the afternoon sun, and a gate in the picket fence leads through to a woodland style garden area.

The property is within walking distance of the shops and amenities of Market Drayton - 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 the Shropshire Union Canal.

This special property is going to be very popular, so we highly recommend you call the team at our Market Drayton office on 01630 653641 to be one of the first to view.



**DIRECTIONS:** From our office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road and after approximately five hundred yards turn right on Marley Mount Crescent where the property 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. 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 **COUNCIL TAX BAND:** F **ENERGY RATING:** D **TENURE:** We are advised that the property is Freehold **METHOD OF SALE:** By Private Treaty **COPYRIGHT:** All copyright for images and text remain with Barbers



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Approx. Total Area: 1442.8 sq.ft

**This Floor Plan is Not to Scale**

Please use as a Guideline to Layout Only

All measurements and placement of fixtures and fittings are approximate

**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 (ind. 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, directly to MoveButler, ahead of us issuing a memorandum of sale, and is non-refundable.

**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.



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