

# Barbers

Helping *you* move



## 3 Cobblers Way, Market Drayton, TF9 3WB

A very nicely presented, light and spacious Two Bedroom, Two Bathroom Semi-Detached House on the highly popular The Damsons development, with rear Garden and Driveway Parking for two cars with an EV charging point.

Offers In Region Of  
**£225,000**

## Overview

- Two Bedroom, Two Bathroom Semi-Detached House
- Highly Effective Energy Proficiency giving it a 'B' Rating
- Entrance Hall, Kitchen, Guest WC, Dining Lounge with French doors to the Garden
- Landing, Two Generous Double Bedrooms with En Suites
- Enclosed Rear Garden, Driveway Parking for two Cars with EV Charger
- Council Tax Band – B



## Brief Description

The front door opens to the Hallway off which is your Guest WC and to your right is the Kitchen with an excellent range of modern units with integrated single oven with hob and extractor over, washing machine, dishwasher and fridge freezer. The Dining Lounge is a good size, with French doors leading out to the enclosed rear Garden which is the perfect spot for catching the afternoon sun. To the first floor is the Landing with Loft access and airing cupboard. Bedroom One has an En Suite Shower Room and Bedroom Two has an En Suite Bathroom Room.

Externally, there's the rear Garden and then to the front is Driveway Parking for two cars with an EV Charging point. The property has been awarded a 'B' Energy Proficiency Rating as it benefits from Argon filled double glazing and Photovoltaic Panels all helping to keep your monthly bills lower than average.

## 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](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services are available, with gas central heating and photovoltaic panels. 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

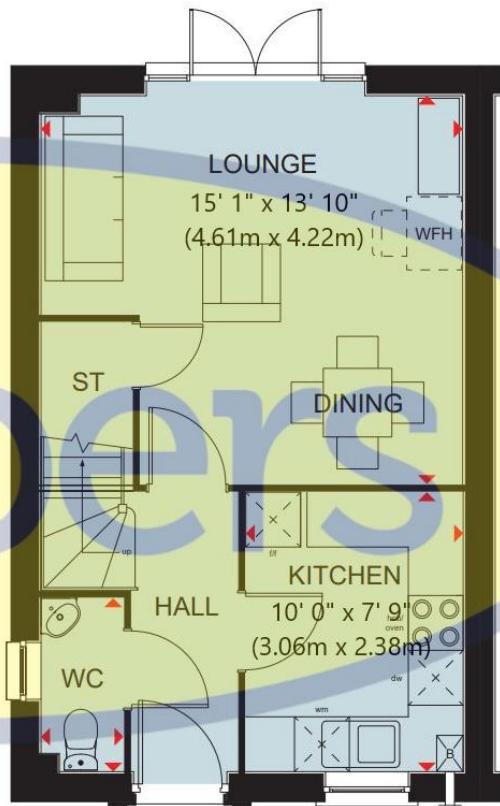
**TENURE:** We are advised that the property is Freehold.



**DIRECTIONS:** At the Gingerbread Roundabout take the A53 towards Tern Hill and at the first roundabout turn left onto Blandford Way and then right on Orwell Road following the road around to the right where it becomes Cobblers Way and 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  
All Measurements and Placements of Fixtures and Fittings  
are Approximate



**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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