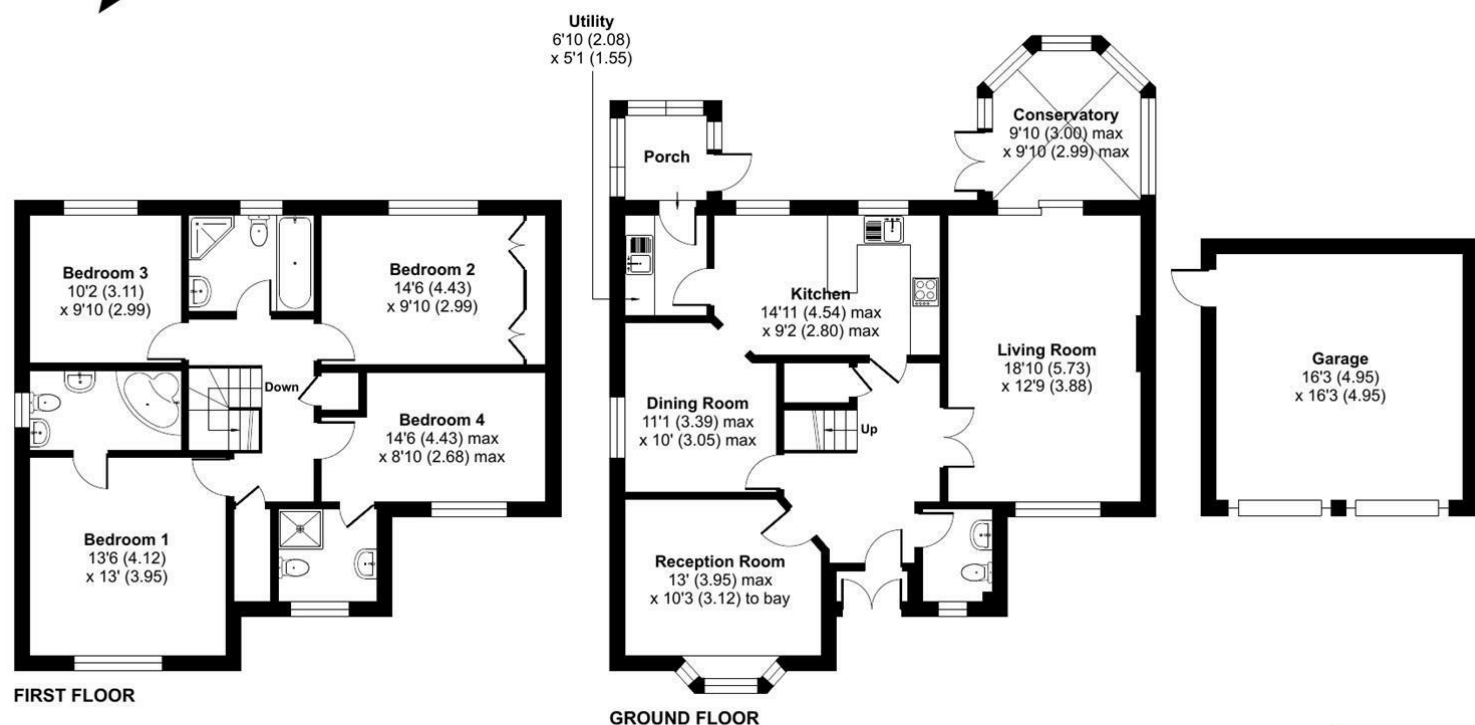




Approximate Area = 1825 sq ft / 169.5 sq m
Garage = 264 sq ft / 24.5 sq m
Total = 2089 sq ft / 194 sq m
For identification only - Not to scale

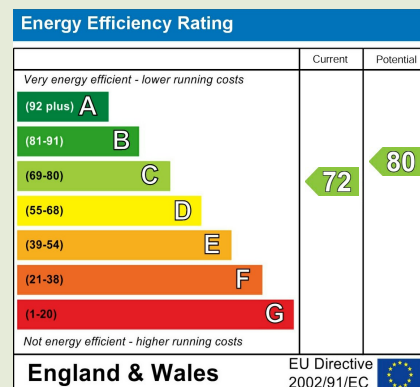
Halls



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2025. Produced for Halls. REF: 1464672



9 HAMPTON DRIVE MARKET DRAYTON | TF9 3RP



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



WHITCHURCH SALES

St Marys Arcade 13 - 17 High Street | Whitchurch | Shropshire | SY13 1AX

01948 663230 ✉ whitchurch@halls.gb.com

www.halls.gb.com

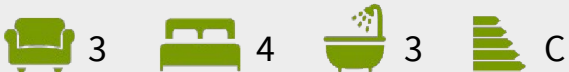


This wonderful and spacious detached family home is being sold with NO CHAIN. It is located on a corner plot and as a result has large gardens, long drive and a detached double garage. The accommodation comprises reception hall, cloaks with W.C, three reception rooms, conservatory, breakfast kitchen and utility with rear porch. There are four double bedrooms and three bathrooms.

Offers in the region of £395,000

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



- Spacious Detached Family Home
- No Upward Chain, Corner Plot
- Large Drive suitable for Six Cars
- Detached Double Garage
- Walking Distance to Town Centre
- Viewing Highly Recommended

LOCATION - MARKET DRAYTON

Market Drayton is a thriving North Shropshire Town with a weekly market that dates back to 1245 when Henry III granted a charter for a weekly market. The town has a wide range of leisure and shopping facilities, canal and marina. There are local primary & a secondary schools, swimming pool and a range of sports clubs.

The town is located between Shrewsbury & Stafford and has excellent road access to Telford, Whitchurch and the Potteries. The main West Coast rail line linking London, Birmingham, Manchester and Scotland can be easily accessed from either Stafford or Crewe stations which are within 30 minutes of the property. There are commuter stations located at Whitchurch, Shrewsbury, Wem & Telford / Wellington.

There are 4 international airports located in Birmingham, East Midlands, Manchester & Liverpool. These are all accessible by Taxi or car.

BRIEF DESCRIPTION

Halls are delighted to be instructed to sell 9 Hampton Drive by private treaty.



The property is available with NO UPWARD CHAIN. It offers spacious accommodation to over 1,500ft². There is a canopied porch to the front, a storm porch with a door that then opens into a spacious central reception hall with all the principle rooms leading off that. There is a cloaks with W.C, pedestal wash hand basin, window and wood laminate flooring. There is a spacious living room with fire place, window to the front and sliding doors to the Victorian style conservatory with windows and doors to the gardens. To the front of the house is a family room and to the side is a dining room. The breakfast kitchen has a wide range of base and wall mounted units, counter tops, drainer sink unit and space for an undercounter dishwasher, fridge and freezer. There is a breakfast area and windows to the rear garden. Off the kitchen is a utility room with work tops, drainer sink unit, work tops and space for a tumble dryer and washing machine. There is a door from the utility to the rear entrance porch.

Stairs ascend from the reception hall to the spacious landing where there is a store cupboard and separate airing cupboard. The master bedroom is to the front and has space for wardrobes and a large en-suite bathroom. There is a guest bedroom also to the front which has an en-suite shower room, two further double bedrooms and a family bathroom with bath, separate shower, W.C and wash hand basin. The property has gas fired heating and double glazed windows.

OUTSIDE & GARDENS

The property is accessed from the road to a large drive suitable for many cars. There are lawned areas to either side of the drive. The drive then continues to a detached double garage with up and over doors, power and lighting. The enclosed south facing rear garden has a large lawn, flower borders and a patio area.



DIRECTIONS

As you drive into Hampton Drive from Adderley Road follow the road down and bear to the left and the property is located on the left hand side by the turning for Tudor Close.

WHAT 3 WORDS

///ladders.simulator.sugar

ANTI-MONEY LAUNDERING (AML) CHECKS

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.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1772 250326

LOCAL AUTHORITY - SHROPSHIRE

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

COUNCIL TAX - SHROPSHIRE

The current Council Tax Band is 'F' on the Shropshire Council Register.



SERVICES - ALL

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

TENURE - FREEHOLD

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