



Helping *you* move



4 Quarry Bank Road, Market Drayton, TF9 1DR

Offered to the Market with No Upward Chain is this spacious Three-Bedroom Semi-Detached House with two Reception Rooms, Conservatory, a well-maintained Garden, Garage and Driveway Parking.

Offers In Region Of
£225,000

Overview

- Three-Bedroom Semi-Detached House with No Upward Chain
- Entrance Hall, Lounge, Sitting/Dining Room, Conservatory
- Fitted Kitchen, Ground Floor WC, large Side Porch
- Two Double Bedrooms, Single Bedroom, Bathroom
- Good-size Rear Garden with Greenhouse
- Detached Garage, Driveway with Gates
- Council Tax Band - C, Energy Rating - TBC



Brief Description

This spacious Three-Bedroom Semi-Detached House presents an excellent opportunity for families, first-time buyers, or those seeking a well-proportioned home in a convenient location.

The accommodation comprises an Entrance Hall, a comfortable Lounge with a fireplace and bay window, a versatile Sitting/Dining Room with French doors to a bright Conservatory, a traditional fitted Kitchen, ground floor WC, and a large side Porch perfect for muddy boots and dogs! To the first floor are two generous Double Bedrooms, one with a good range of fitted wardrobes, a further single Bedroom, and a family Shower Room.

Externally, the property benefits from a good-sized and well-maintained rear Garden with a greenhouse, and there's a detached Garage and gated Driveway Parking.

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.



Your **Local** Property Experts

01630 653641



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

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. 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. The Vendor's Solicitor will confirm this.



DIRECTIONS: From our office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road and left onto Alexandra Road. Right on Shrewsbury Road, left in front of Gill's Puddings, first left on Christ Church Lane. Left on Quarry Bank Road where the property is on your right 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.

Floor Plan

To Follow



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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