Barbers

Helping *you* move









35 Country Meadows, Market Drayton, TF9 3LP

Offered with No Upward Chain, this is a light and spacious Four Bedroom Detached Family Home with Open Plan Living/Dining Area, four Double Bedrooms, Garage and Garden.

Offers In Region Of

£295,000

35 Country Meadows
Market Drayton, TF9 3LP

Helping you move

Overview

Light & Spacious Open Plan Four Bedrooms Detached House

- No Upward Chain, Nicely Presented Throughout
- Corner plot, Cul-de-Sac Location
- Entrance Hall, Guest WC, Kitchen
- Open Plan Lounge leading to the Dining Room with French Doors
- Four Bedrooms, Newly Fitted Bathroom
- Garage, Driveway Parking for Two Cars, Enclosed Mature Rear Garden
- Council Tax Band - D, Energy Rating - D



Brief Description

35 Country Meadows is a well-presented four-bedroom detached family home occupying a generous corner plot on a popular residential development and offered for sale with no upward chain.

The bright and spacious accommodation features an open-plan layout, ideal for family living. A comfortable lounge with feature fireplace flows into the dining area, where French doors open onto the rear garden. The fitted kitchen includes a breakfast bar, while a guest cloakroom completes the ground floor.

Upstairs are four double bedrooms, including a spacious principal bedroom, together with a stylish family bathroom.
Outside, the property benefits from a driveway, garage and attractive rear garden with lawn, patio, mature planting and useful shed storage.

Location

Market Drayton is a historic market town, known for its weekly street market held every Wednesday, that has market charter dating back to 1245.

Offering an excellent range of everyday amenities, the town is home to The Grove School with Sixth Form, an indoor swimming pool, doctors' surgeries, dentists, supermarkets, independent shops, cafés and a variety of sports and leisure clubs. The picturesque Shropshire Union Canal also passes through the town, providing attractive waterside walks and recreational opportunities.



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 are available, with gas central heating. 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.

LOCAL AUTHORITY: Shropshire

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendor's solicitor.

PHOTOGRAPHS: Photos may have been enhanced using AI for colour and clarity purposes.







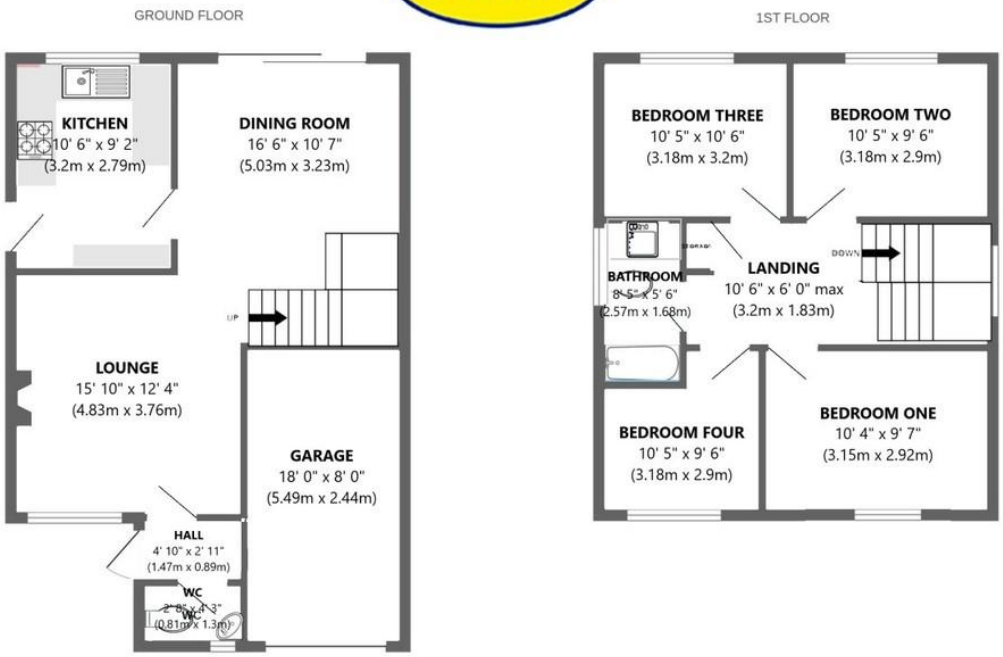




DIRECTIONS: From our office on Maer Lane turn left, right and Nagington's Garage and then left on Prospect Road. Follow the road straight across the mini roundabout and then left on Alexandra Road. Turn right on Shrewsbury Road, and after approximately one mile bear right on Country Meadows. Follow the road around to the left keep following to the end of Country Meadows where the property is on your right and can be identified by our For Sale board.

INDEPENDENT MORTGAGE ADVICE: 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. When you make an offer, MoveButler will contact you and they cost £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 it as a guideline to layout only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Made with Metropix ©2024





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**

BARBERS ESTATE AGENT: Tower House, Maer Lane, Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

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 but, please contact us before viewing the property.