



Helping *you* move



**The Cedars, 60 Prospect Road, Market Drayton, TF9 3BH**  
This is a most impressive traditional Four Bedroom Detached House which just oozes character and original features - it's within walking distance of the town center and has a large, landscaped Garden to the rear. Viewing is very highly recommended!

Offers In Region Of  
**£550,000**



# The Cedars, 60 Prospect Road Market Drayton, TF9 3BH

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## Overview

- Four Bedroom Detached House
- Large Conservatory, Dining Kitchen
- Lounge and Dining Room - both with Feature Fireplaces
- Principal Bedroom with En Suite
- Three Further Bedrooms, Family Bathroom
- Electric Gates to Driveway, Garage with Electric Roller Door
- Large, Mature, Landscaped Gardens
- Council Tax Band – B
- EPC Rating - E



## Brief Description

Off the large Conservatory is an inner Hallway with Cloaks/WC and Utility Cupboard, Kitchen with a brick arch to the Dining Area. Both the Lounge and the formal Dining Room have a large bay window and open fires. From the Hallway the impressive staircase leads up to the first floor Galleried Landing off which is a Shower Room and separate WC. The Principal Bedroom has an En Suite, and the accommodation is completed by three further Bedrooms. Completing the accommodation are two further Bedrooms.

The property sits in a plot of approximately 0.56 acres. To the rear of the property is a large terraced Patio, boxed rose beds, ornamental pond and a large lawned Garden. The Garage has an electric roller door with office area, and a Gym.

## Location

Market Drayton is a busy market town with a weekly Wednesday street market whose charter dates back to 1245. The town has a High School, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops and Supermarkets. There's a good range of sports clubs including Squash, Tennis, Cricket and Football.

A wider range of shops and facilities can be found in 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 25 minutes' drive (depending on traffic).





# Your **Local** Property Experts

01630 653641



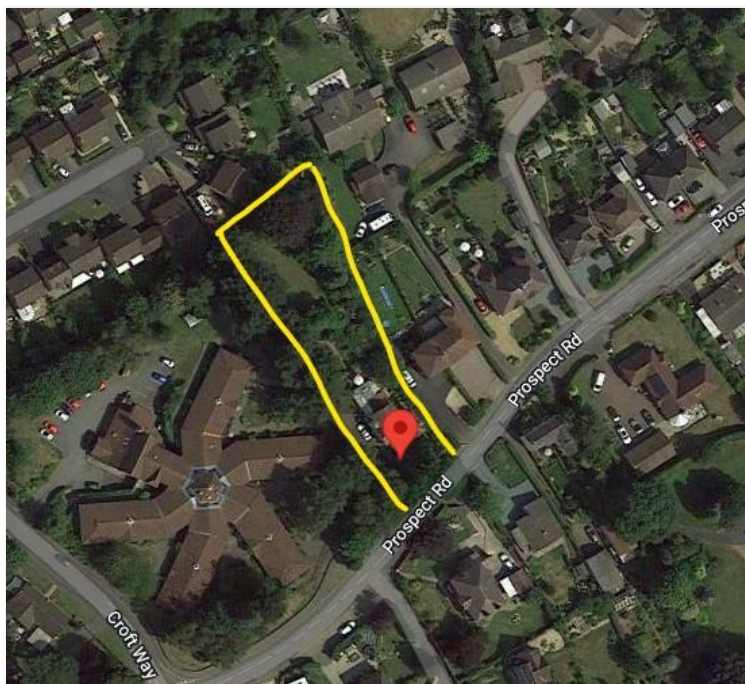
## Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or email the team at: [marketdrayton@barbers-online.co.uk](mailto: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, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

**FOR MORE INFORMATION:** Go to: [www.barbers-online.co.uk](http://www.barbers-online.co.uk)



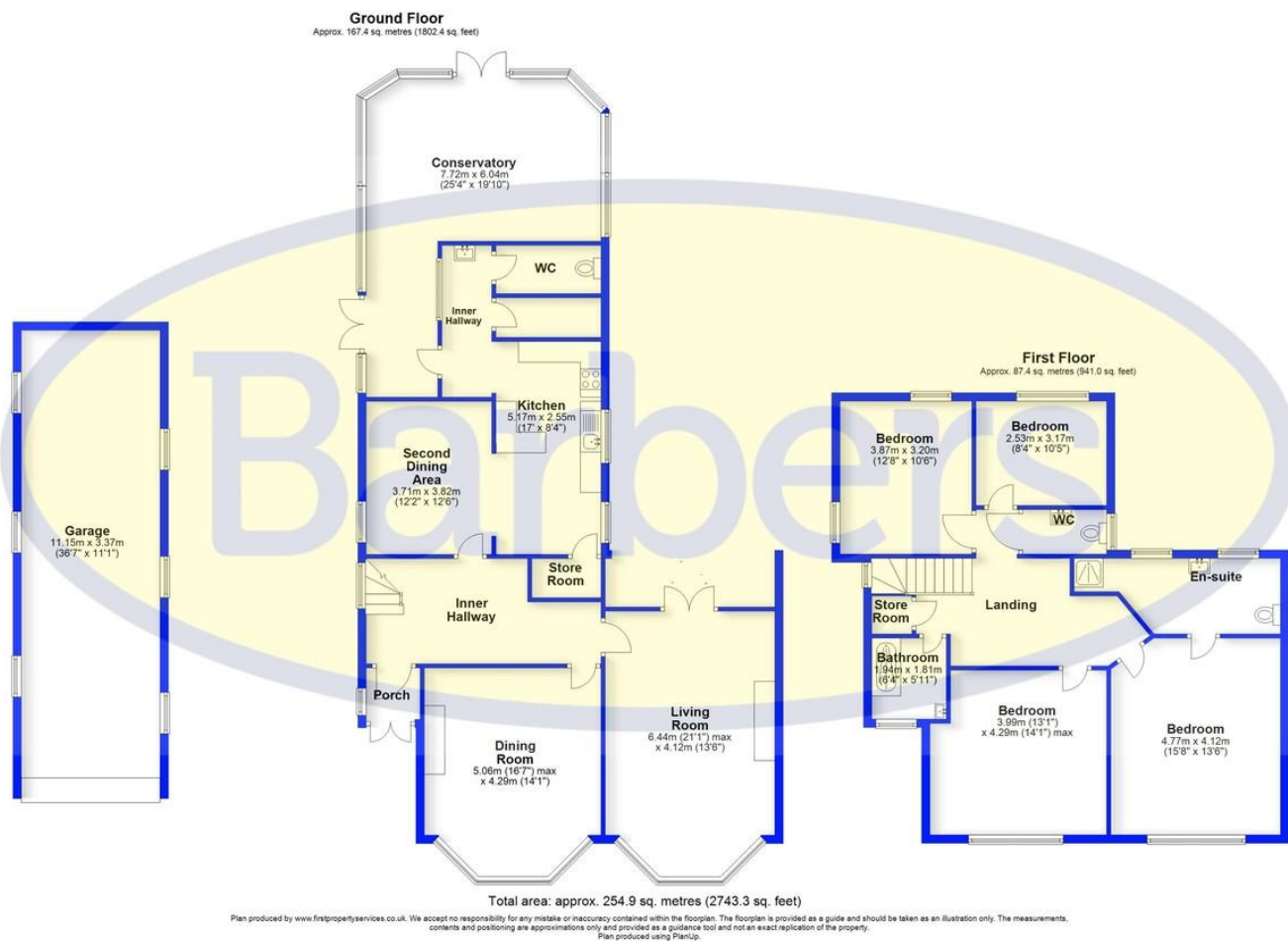
**DIRECTIONS:** From our office on Maer Lane, turn left, then right at the mini-roundabout and then left on Prospect Road. The Property is approximately 500 yards on your right hand-side.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**AML REGULATIONS:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



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## 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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