

**FOR SALE**

Fixed Asking Price £500,000

The Wynerley Hospital Lane, Market Drayton, Shropshire, TF9 3ER

The Wynerley is a well presented and spacious, detached family home located at the end of a private drive and adjacent to Hospital Lane recreational park. The property offers versatile accommodation and briefly comprises porch, reception hall, living room, large Kitchen / Diner, garden room and utility room. There are five double bedrooms, three bathrooms, gas fired heating and double glazed windows. To the front is a large drive, double garage and there are enclosed gardens to the rear.





- **Spacious Detached Family Home**
- **Reception Hall, Living Room**
- **Large Kitchen / Diner, Garden Room**
- **Utility Room, Five Double Bedrooms**
- **Three Bathrooms, Gas Heating**
- **Front & Rear Gardens**
- **Large Drive and Double Garage**
- **Versatile Accommodation**

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

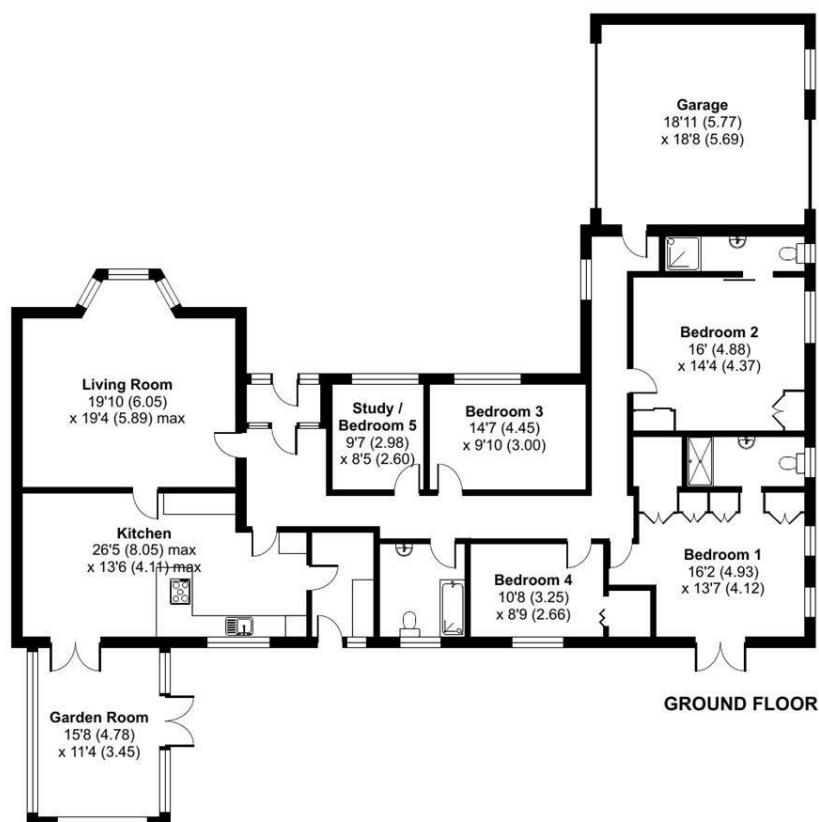
Halls are delighted to be instructed to sell The Wynerley by private treaty.

This spacious detached family home offers spacious and versatile accommodation and extends to over 2,000 ft². The property briefly comprises an entrance porch, reception hall with wooden flooring, living room with wooden flooring, feature fireplace with log burner, feature bay window with window seat. There is a large modern open plan kitchen / diner. The kitchen has a wide range of base and wall mounted cupboards and a range of integrated NEFF appliances including dish washer, coffee machine, microwave / combi oven, two ovens and hob as well as a separate fridge freezer. There is also a breakfast bar and large dining area. Off this is a spacious garden room with windows and doors overlooking the gardens, radiators and solid wooden flooring. Off the kitchen is a very useful utility room with door to the rear garden.

From the main hall there is an archway leading to a further inner hall leading to the bedrooms. There is a master bedroom suite with fitted wardrobes including a spacious walk in wardrobe. Off the bedroom are double doors to the rear garden and there is a door to the large en-suite shower room with W.C, wash hand basin and shower. The property has a guest bedroom suite also with fitted wardrobes and an en-suite shower room. There are three further double bedrooms and a modern family bathroom.



Approximate Area = 2314 sq ft / 215 sq m
 Garage = 344 sq ft / 32 sq m
 Total = 2658 sq ft / 247 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1339610



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



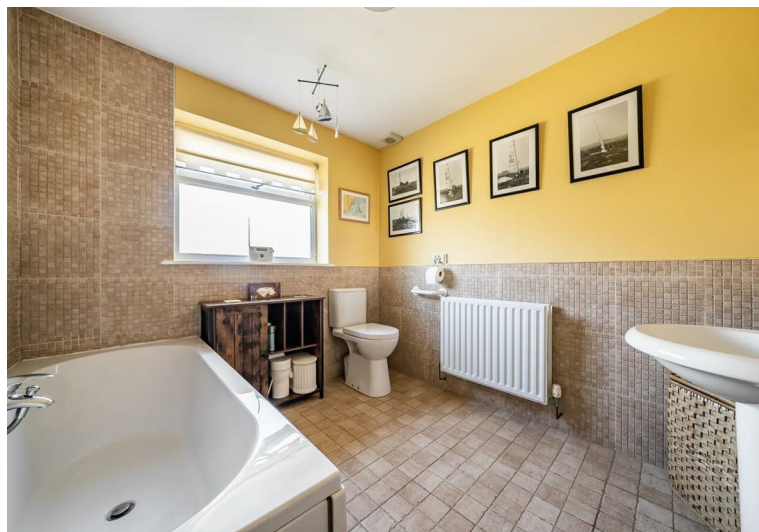
3 Reception
Room/s



5 Bedroom/s



3 Bath/Shower
Room/s



DOUBLE GARAGE & GARDENS

The property is accessed from Hospital Lane down a shared private lane. The lane becomes the private drive to the property where there is parking for a number of cars. The drive continues to an attached double garage which has power, lighting, hot and cold water, and roof storage within the rafters. There is an internal fire door to the property and a roller shutter door to the rear of the garage.

There is a front garden with lawns and flower borders and down the side of the property are some storage sheds. There is also an area behind the garage which is very useful for storage. The main garden can be accessed from the property or from the side and it comprises lawns, flower borders and space for a greenhouse with hardstanding.

DIRECTIONS

From the Muller roundabout by McDonalds drive past Muller onto Shrewsbury Road. Continue along Shrewsbury Road for about 1/2 a mile and turn left into Kings Avenue and then immediately turn left into Hospital Lane. Follow the lane round for about 250 metres and turn left by a pair of cottages and the property is at the end of the lane.

WHAT 3 WORDS

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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.

SCHOOLING

Market Drayton has a number of primary / junior schools and The Grove Secondary & Sixth Form School. There are a number of well known independent schools in the area including Yarlet School, Lyme Brook Independent School, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1668 120825

COUNCIL TAX - SHROPSHIRE

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

LOCAL AUTHORITY - SHROPSHIRE

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

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.



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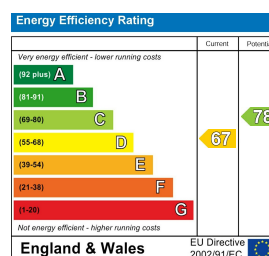
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01948 663230

Whitchurch Sales

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

E: whitchurch@hallsghb.com



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