



Helping *you* move



Wyvern, Maer Lane, Market Drayton, TF9 3AL

No Upward Chain A wonderfully light and spacious Three Bedroom Detached House set on a generous Garden Plot, with integral Garage, Lounge, Dining Room and Conservatory.

Offers In Region Of

£375,000

Overview

- Three Bedroom Detached House set on a generous Garden Plot
- No Upward Chain
- Entrance Hall, Kitchen, Utility & Guest WC, Lounge, Dining Room and Conservatory
- Two generous Double Bedrooms, a Single Bedroom, Bathroom with separate WC
- Garage and Driveway Parking
- Within Walking Distance of Market Drayton's High Street
- Council Tax Band - D, Energy Rating - D



Brief Description

To the ground floor is the Entrance Hall leading through to the Kitchen, which is fitted with a good range of traditional unit and the Kitchen leads to the rear hall off which is the Garage, Guest WC and Utility Room. There's a dual aspect Lounge full of natural light, a separate Dining Room, and the Conservatory overlooking the garden.

To the first floor, a spacious Gallery Landing serves three well-proportioned bedrooms, including two generous Double Bedrooms, with Bedroom One being especially large and impressive. The third Bedroom is a good-sized single room, and completing the accommodation is the Family Bathroom and a separate WC.

Externally, the property has a large rear garden with an extensive lawn bordered by mature trees and established shrubs, offering both privacy and endless possibilities for keen gardeners and families alike. To the front, a wide driveway provides ample parking and is enhanced by attractive stone gateposts.

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.



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

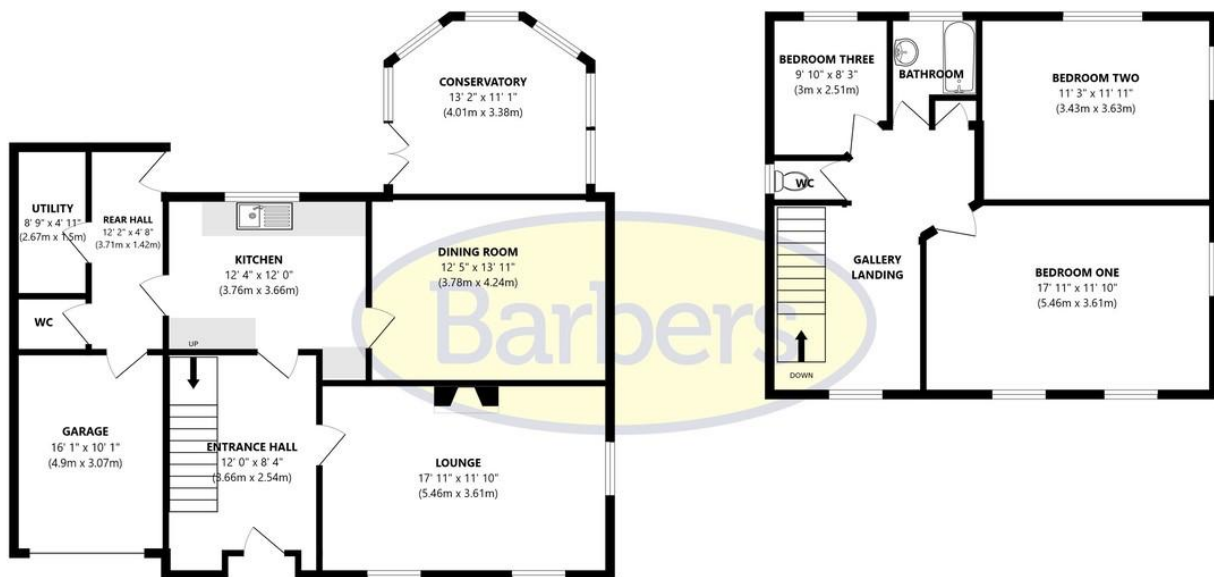
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From our office on Maer Lane turn right and then the property is approximately 500 yards on the right and can be identified by our For Sale sign.

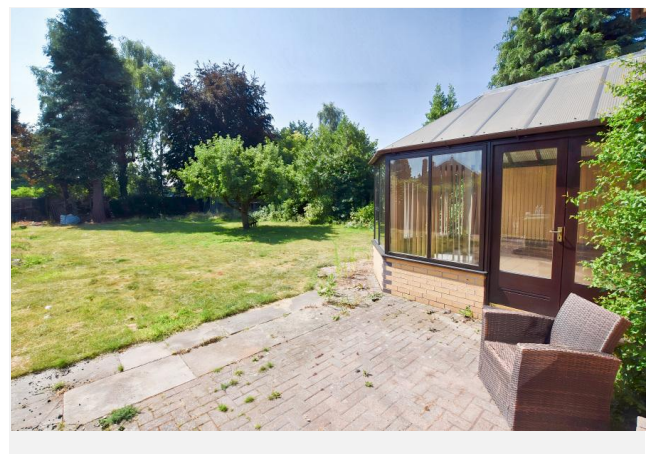
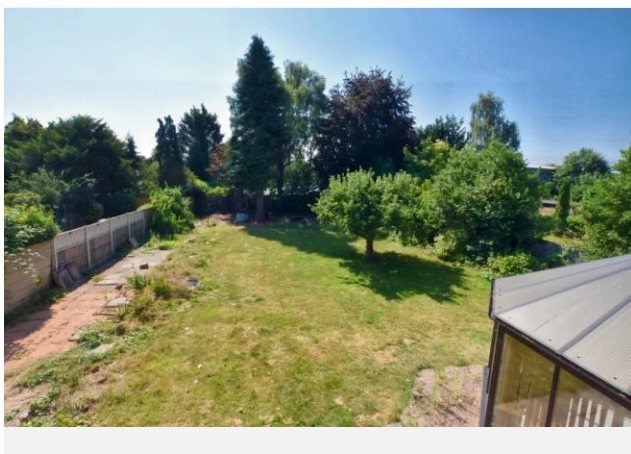
INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

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.



This Floor Plan is Not to Scale
Please use as a Guideline to Layout Only

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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