Barbers

Helping *you* move









24 Cobblers Way, Market Drayton , TF9 3WB

A Beautifully Presented, Light & Spacious Three-Bedroom Semi-Detached Home Arranged Over Three Floors, with a generous Lounge, Dining Kitchen with Integrated Appliances, and Principal Bedroom with En Suite.

Offers In Region Of

£295,000

24 Cobblers Way
Market Drayton , TF9 3WB

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Overview

- Three-Bedroom, Three-Storey Semi-Detached
- Beautifully Presented Throughout
- Entrance Hall, Guest WC, Lounge with Bay Window
- Smart Dining Kitchen with Integrated Appliances and French Doors
- Principal Bedroom Suite to Top Floor
- Two Further Bedrooms, Bathroom
- Driveway Parking with EV Charger, Rear Garden



Brief Description

The welcoming entrance hall leads to a guest WC, a bright dual-aspect lounge and an inner hall with stairs to the upper floors. At the rear, the contemporary dining kitchen features integrated appliances and French doors opening onto the garden.

The first floor provides two generous double bedrooms and a modern family bathroom, while the impressive principal bedroom occupies the entire second floor, enjoying a wonderful sense of space, plenty of natural light and its own en suite shower room.

Outside, there is a driveway providing parking for two vehicles and an EV charging point. The enclosed rear garden is attractively landscaped with a patio and lawn, offering a perfect space for relaxing and outdoor dining.

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, solar panels and an EV charger to the driveway. 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.









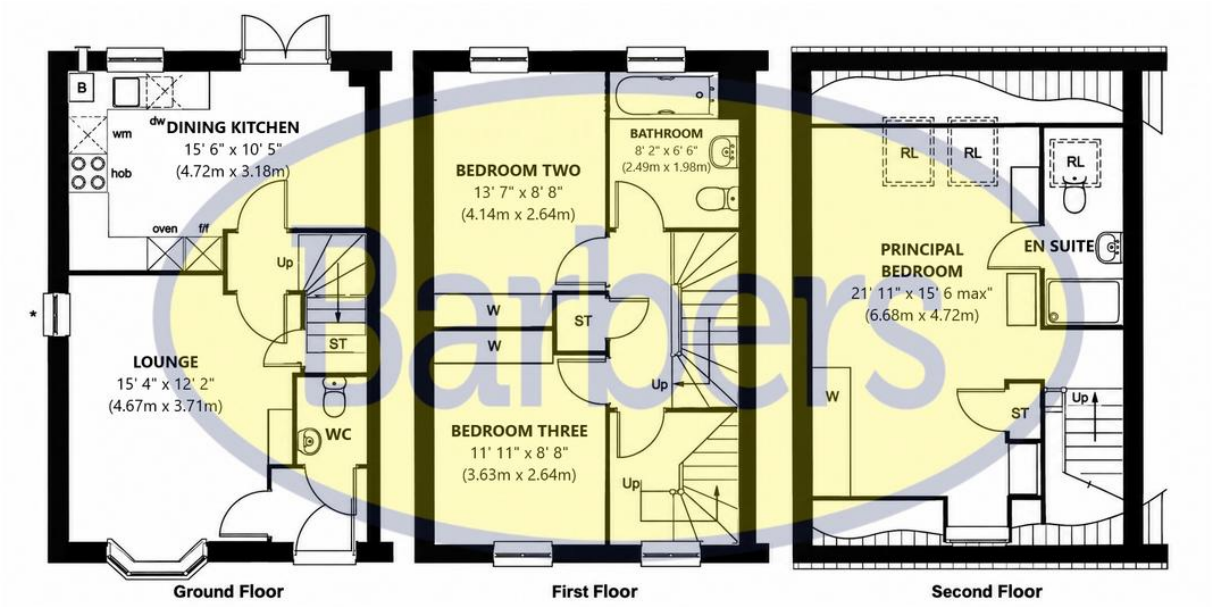


DIRECTIONS: From Market Drayton take the A53 towards Shrewsbury, turning left at the first roundabout onto Blandford Way. Take the second right onto Orwell Road and follow it round to the right. Turn right on Cobblers Way and at the end bear left where the property will be on your right and can be identified by our For Sale sign.

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.

AI PHOTOGRAPHS: We may use AI to enhance the clarity and colours of photographs.



This Floor Plan is Not to Scale
Please use as a Guideline to Layout Only
All Measurements and the placement of fixtures and fittings are approximage





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.