



Helping *you* move



40 Windsor Drive, Market Drayton, TF9 1RL

Set on an enviable corner plot that gives you a generous Garden and Parking for 4-5 cars, is this spacious Four Bedroom Detached House with Breakfast Kitchen, Dining Lounge and Conservatory.

Offers In Region Of
£325,000

Overview

- Four Bedroom Detached House on a Large Corner Plot
- Attractive Rear Garden, Driveway Parking for 4-5 Cars plus an Integral Garage
- Great Location for the Shropshire Union Canal
- Entrance Porch, Breakfast Kitchen, Guest WC
- Spacious Dining Lounge, Conservatory
- Three Double and One Spacious Single Bedrooms, Bathroom
- Greenhouse, Large Garden Shed



Brief Description

The house itself has a large front Porch that leads to the Breakfast Kitchen which has an excellent range of modern units with an integrated oven and hob with extractor fan over, a breakfast bar and space for your cooker, fridge and washing machine. Off the Kitchen are the stairs to the first floor and the Guest WC. To the rear of the property is a large Lounge Diner with French doors to the Conservatory which overlooks the pretty rear Garden.

To the first floor at two Double Bedrooms - one with a wall of wardrobes - a good-size single Bedroom plus the Family Bathroom.

Externally, there's the wide Driveway leading up to the Integral Garage, giving you Parking for at least 3-4 cars. To the side is a paved garden area with a large shed and a greenhouse, with an arch leading though to the generous lawned garden with raised decking seating area.

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. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.



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, then right on Fairfields Road and immediately left on Rowan Road. After approximately 0.2 miles turn left on Windsor Drive where the property is on your right, on the corner with Balmoral Drive, 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.

Floor Plan to follow



Selling your home?

If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal**.
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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