



Helping *you* move



Sych House,
133 Cheshire Street, Market Drayton,
Shropshire, TF9 3AH

Offers In Excess Of
£400,000

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Overview

- Substantial Five-Bedroom Semi-Detached Home
- Just a Stone's Throw from Market Drayton Town Centre
- Wealth of Traditional Character Features
- Generous Lounge & Dining Room
- Cellar & Large Attic Room
- Established, Mature Gardens
- Brick-Built Utility & Storage Outbuilding
- Accommodation Over Three Floors
- Council Tax Band – D
- Energy Rating - D



Steeped in history and full of individuality, Sych House is a home that immediately sets itself apart. Standing on the site of an original Tudor dwelling, the property was rebuilt in Regency style during the 1820s and extended in the 20th century, resulting in an intriguing blend of architectural periods. Exposed beams, characterful fireplaces, tiled floors, a timbered inner corridor and the distinctive circular window on the upper landing all contribute to the unmistakable charm found throughout. Behind the mature gardens lies a surprisingly substantial home, with five bedrooms arranged across the first and second floors, complemented by two reception rooms, a generously proportioned kitchen and useful ancillary spaces including a cellar, attic room and separate utility and storage outbuilding. Established planting provides an attractive backdrop and a sense of seclusion, yet Market Drayton town centre is only a stone's throw away, offering the rare combination of a secluded character-filled setting with amenities close at hand.

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, Shrewsbury and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.



Your **Local** Property Experts

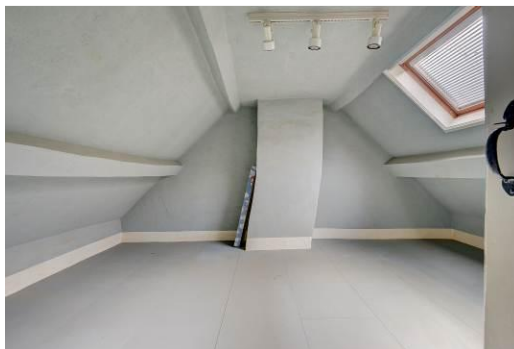
01630 653641



Services: We are advised that mains water and electricity are available, with gas fired central heating. 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

Tenure: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.



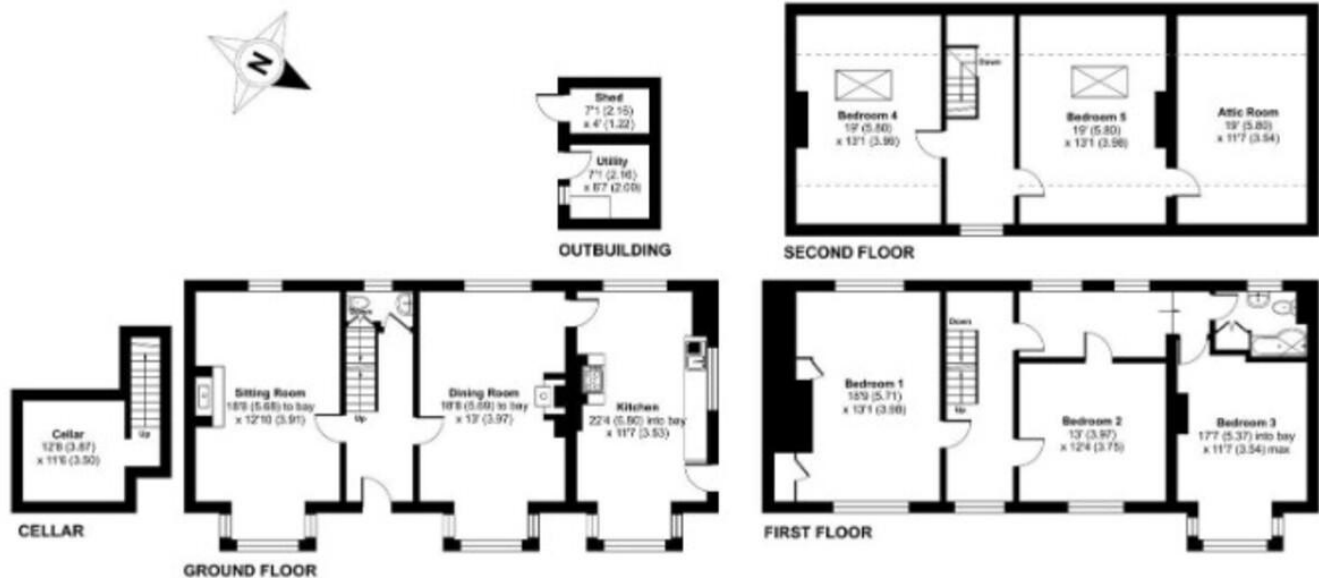
Directions: From our offices on Maer Lane turn left and then right by Nagington's Garage and continue straight over the mini roundabout and then turn immediately right to stay on Cheshire Street, where you will find the property on the left hand side which can be identified by our for sale board and the name 'Sych House' is carved on the gateposts.

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.

Denotes restricted head height

Approximate Area = 2481 sq ft / 230.4 sq m
 Limited Use Area(s) = 285 sq ft / 26.4 sq m
 Outbuildings = 75 sq ft / 6.9 sq m
 Total = 2841 sq ft / 263.9 sq m
 For identification only - Not to scale



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,
 Market Drayton, Shropshire TF9 3SH
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