



Helping *you* move



2 Cobblers Way, Market Drayton, TF9 3WB

A Smart, Three-Storey Detached Four Bedroom House on this highly popular residential development, with Lounge, Dining Kitchen, Principal Bedroom with En Suite, Garden and Detached Garage.

Offers In Region Of
£380,000

Overview

- Nicely Presented Four Bedroom Three Storey Detached House
- Highly Popular Residential Area
- Entrance Hall, Guest WC, Lounge with Dual Aspect Windows
- Dining Kitchen with Integrated Appliances, Utility.
- Principal Bedroom Suite Three Further Bedrooms
- Bathroom & Shower Room
- Walled Rear Garden, Detached Garage, Driveway Parking
- Council Tax Band - E, Energy Rating - B



Brief Description

On the ground floor, the welcoming Entrance Hall includes a Guest WC and leads into a generous dual - aspect Lounge, and the contemporary Dining Kitchen features integrated appliances, ample storage and French doors opening directly onto the garden, while the separate Utility Room provides additional convenience.

The first floor hosts the Principal Bedroom Suite, complete with a Dressing Area and stylish En Suite Shower Room. A further Double Bedroom and the modern Family Bathroom complete this level. The top floor offers two additional Bedrooms, both ideal for family, guests or flexible use such as home offices, along with a contemporary Shower Room serving this floor.

Externally, the property enjoys a walled, lawned Garden with a patio area perfect for outdoor dining and relaxation and the Driveway provides Parking for two cars in front of the Detached Garage, enhancing both practicality and kerb appeal.

Location

Market Drayton is a welcoming Shropshire market town with a Wednesday market, which dates back to 1245. Visitors will find a friendly mix of cafés, shops, supermarkets, leisure facilities, and easy access to the Shropshire Union Canal for peaceful walks and scenic views. The town also benefits from modern amenities including an indoor swimming pool, sports clubs, medical services, and the Grove School with Sixth Form.

Shrewsbury and Newcastle-under-Lyme are reached via the A53, while the A41 links to Newport and Whitchurch. Stafford, Crewe and Stoke-on-Trent are the nearest mainline train stations.



Your **Local** Property Experts

01630 653641



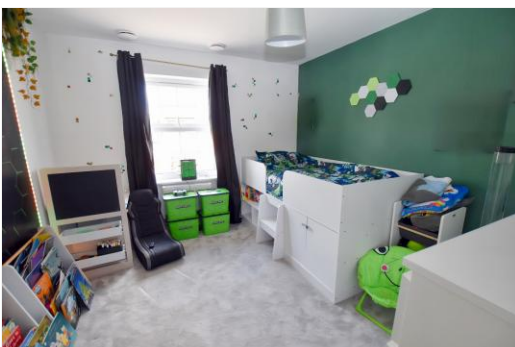
Useful Information

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 are available, with gas central heating, EV Charging Point and Photovoltaic panels. 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

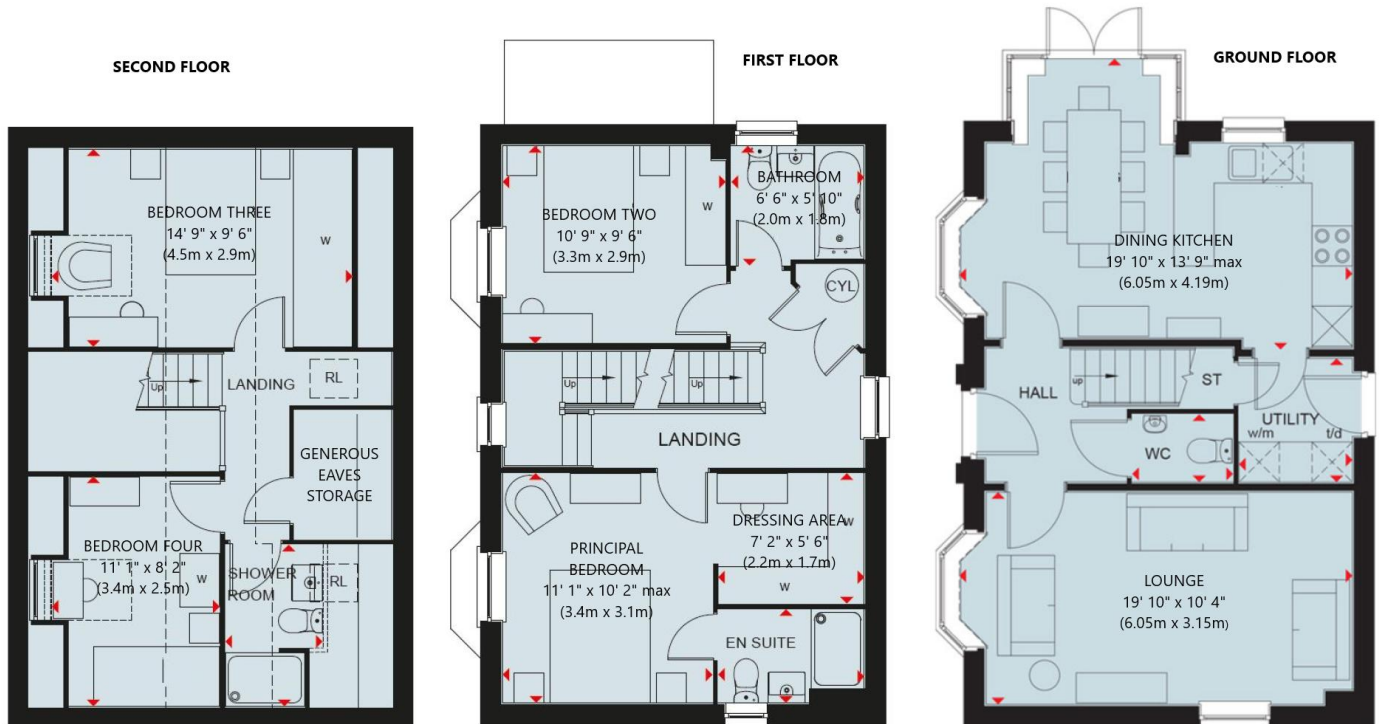
TENURE: We are advised that the property is Freehold.



DIRECTIONS: At the Gingerbread roundabout take the exit for the A53 towards Tem Hill. At the next roundabout and turn left on Blandford View and then right on Orwell Road, right again on Cobblers Way where the property is on the right hand corner of the T-Junction.

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
All Measurements and the placement of Fixtures & Fittings are approximate.



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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