



Helping *you* move



35 Country Meadows, Market Drayton, TF9 3LP

Offered with No Upward Chain, this is a light and spacious Four Bedroom Detached House with Open Plan Living/Dining Area, four Double Bedrooms, Garage, plus Driveway Parking and mature rear Garden.

Offers In Region Of
£295,000

Overview

- Light & Spacious Four Bedrooms
- Detached House
- No Upward Chain
- Highly Popular Residential Area
- Entrance Hall, Guest WC, Kitchen
- Open Plan Lounge through to the Dining Room with French Doors
- Four Generous Bedrooms, New Bathroom
- Garage, Driveway Parking, Enclosed Mature Rear Garden
- Council Tax Band - D, Energy Rating - D



Brief Description

To the front of the property is a lawned Garden with a Driveway leading up to the Garage, giving you Off-Road Parking for 2-3 cars. The front door opens to a small Hallway off which is the Guest WC. The Lounge is a lovely light space, and it leads through to the Dining Room which has French doors out to the Garden and a turning staircase to the first floor. The Kitchen has a good range of units with space for your cooker, washing machine, slimline dishwasher and tall fridge freezer. To the first floor and the Bedrooms are set around the central Landing which has Loft access and the airing cupboard. The Bedrooms are all Double Rooms, and completing the accommodation is the newly updated Family Bathroom.

The rear Garden has a central lawn and lovely mature trees and shrubs that are a riot of colour in Spring and Summer, and a large garden shed and a large, enclosed pet pen.

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 Council
Tel: 0345 678 9002

TENURE: We are advised that the property is Freehold.



DIRECTIONS: From our office on Maer Lane turn left, right and Nagington's Garage and then left on Prospect Road and then left on Alexandra Road. Turn right on Shrewsbury Road, and bear right on Country Meadows. Follow the road around to the left keep following to the end of Country Meadows where the property is on your right and can be identified by our For Sale board.

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. 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 scale – please use it as a guideline to layout only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

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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**. 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 buy, please contact us before viewing the property.