Barbers

Helping you move









7 Holly Close, Market Drayton, TF9 3HY

Offered with No Upward Chain is this spacious Four Bedroom Detached House that's tucked away on an attractive cul-de-sac yet within easy reach of Market Drayton Town Centre, Schools and Amenities.

Asking Price of

£335,000

7 Holly Close
Market Drayton, TF9 3HY

Helping *you* move

Overview

- Nicely Presented Four Bedroom Detached House
- No Upward Chain, Cul-de-Sac Location
- Entrance Hall, Lounge with doors through to the Dining Room
- Breakfast Kitchen, large Utility/Boot Room
- Three Double and One Single Bedroom, large Bathroom
- Generous Front and Rear Gardens
- Single Garage, Driveway Parking
- Council Tax Band – D
- Energy Rating - D



Brief Description

The Hallway has stairs to the first floor under which is tucked away a good-size Guest WC. The Lounge is to your left and has sliding doors that open into the Dining Room with patio doors leading out to the rear Garden. The Breakfast Kitchen is fitted with a good range of traditional units with integrated fridge and oven with hob and extractor over, and space for a dishwasher. The generous Utility/Boot Room has plumbing for your washing machine and space for a tumble dryer, with doors out to the front and rear Garden, and a door giving internal access to the garage. Upstairs, there are three Double Bedrooms and one Single Bedroom, together with a large family Bathroom including both a bath and a separate shower.

The rear Garden is a good size, with a central lawn, mature borders and a patio seating area that enjoys the afternoon sunshine - ideal for outdoor dining and relaxing. To the front is a long lawn and Driveway leading to the Garage.

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.



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 main 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

TENURE: We are advised that the property is Freehold and this will be confirmed by your Solicitor during the conveyancing process.







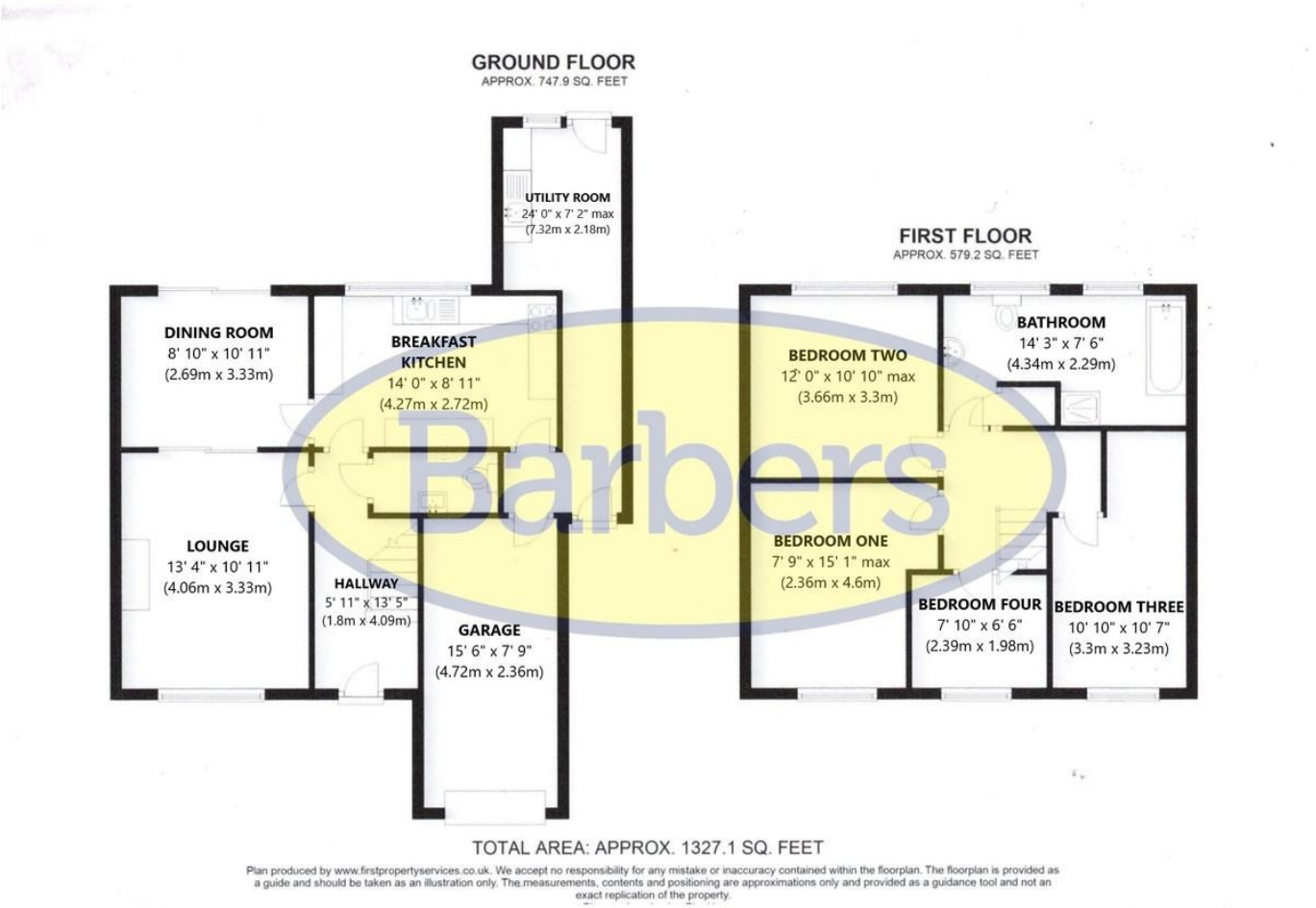




DIRECTIONS: From our Office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road and, at the second mini roundabout, bear right and then immediately left on Farcroft Road. Take the 5th left turn onto Holly Close where the property is on your right.

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.







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.