



Helping *you* move



7 Berrisford Close, Market Drayton, TF9 1LF

No Upward Chain. Situated within a highly sought-after residential cul-de-sac, this Four-Bedroom Detached House offers spacious accommodation including an Open Plan Lounge/Dining Room, Kitchen, Utility and Conservatory, plus a Garage, Driveway Parking and Gardens to the front and rear.

Offers In Region Of
£300,000

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Overview

- Light & Spacious Four Bedroom Detached House
- ****No Upward Chain****
- Entrance Hall, Guest WC, Kitchen, Utility, Open Plan Dining Lounge, Conservatory
- Four Good-Size Bedrooms, Family Bathroom
- Rear Garden with Patio, Lawn and Raised Beds, Garage plus Driveway Parking for 2-3 Cars
- Council Tax Band - D, Energy Rating - D



Brief Description

The heart of the home is the welcoming Open-Plan Living and Dining space, designed for both relaxed family living and entertaining. A well-appointed Kitchen with integrated double oven, hob and extractor fan over, fridge and freezer, and space for your dishwasher. Off the Kitchen is the generous Utility Room/Boot Room that with a door to the side of the property, while the Conservatory looks out over the rear garden. Upstairs, four well-proportioned Bedrooms offer flexible accommodation for growing families, home working or guest space, all served by a modern Family Bathroom.

Outside, the property continues to impress with a private, enclosed rear Garden featuring a lawn, patio seating area and mature borders, and to the front is a wide block-paved Driveway that offers ample off-road parking and leads 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 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

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, right on Smithfield Road and straight over two mini roundabouts. At the third mini-roundabout turn left and just before the Grove School turn right on Great Hales Street and then left on Berrisford Road, right on Berrisford Close and first left where you'll see the property on your left which can be identified by our For Sale sign.

INDEPENDENT MORTGAGE ADVICE: For 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.

Barbers



This Floor Plan is Not to Scale
Please use as a Guideline to Layout Only
All measurements and the placement of fixtures or 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.

BARBERS ESTATE AGENT: Tower House, Maer Lane,
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