



Helping *you* move



19 Orwell Road, Market Drayton, TF9 3FX

A beautifully presented, light and spacious Five Bedroom, Three Storey Detached House with Sun Room and Breakfast Kitchen, Lounge, Study, Principal Bedroom Suite, landscaped Rear Garden and a Double Detached Garage.

Offers In Region Of
£525,000

Overview

- Impressive Five Bedroom Detached House
- Stylishly Presented Throughout
- Entrance Hall, Study, WC, Breakfast Kitchen, Lounge, Snug, Sun Room
- Principal Bedroom with Dressing Room and En Suite, Four Further Double Bedrooms, Bathroom & Shower Room
- Landscaped Garden, Double Garage
- Council Tax Band - F, Energy Rating - B



Brief Description

To the ground floor is the Hallway with stairs rising to the first floor, Cloaks/WC, Study, a lovely light and a spacious Lounge which opens through to the gorgeous new Sun Room that has two sliding patio doors out to the rear patio & BBQ area. The Breakfast Kitchen is another generous room, with an excellent range of Shaker-style units with integrated NEFF double oven, ceramic hob with extractor over, space for your dishwasher and tall fridge freezer and a breakfast bar, and the Utility.

To the first floor is the Principal Bedroom with Dressing Area and an En Suite with double shower, two further Bedrooms - one of which is presented as a Dressing Room - and the Family Bathroom. To the top floor are two further Double Bedrooms, one with a built-in wardrobes, and a Shower Room.

The rear Garden has been professionally landscaped with a large, paved patio and BBQ area, steps up to a gravelled garden, plus an outside tap and electric points. And there's a detached Double Garage with an electric roller door, light and power, and further Parking for 2-3 cars on the Driveway.

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.



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 mains electricity, water and drainage are available. There is an Air Source Heat Pump for the central heating and hot water, and P.V. panels to the Garage roof. 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



DIRECTIONS: From our office turn left onto Maer Lane. At the mini island turn right onto Cheshire Street and continue straight over the next mini island onto Adderley Road. At the roundabout, take the first exit left for the A53 and turn left into the Drayton Meadows development and then right on Orwell Road where the property is approximately 500 meters on the left.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

Floor Plan

Not to Scale

Please use as a Guideline Only



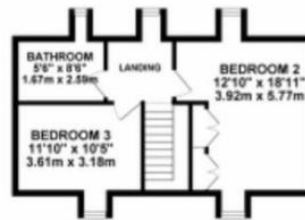
GROUND FLOOR 1210.76 sq. ft.
(112.48 sq. m.)



1ST FLOOR 579.36 sq. ft.
(53.82 sq. m.)



2ND FLOOR 423.02 sq. ft.
(39.30 sq. m.)



TOTAL FLOOR AREA: 2213.14 sq. ft. (205.61 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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. 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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