



Helping *you* move



7 Priory Court, Shropshire, TF9 3UP

Set on a generous corner plot is this lovely Three Bedroom, Two Bathroom Detached House with a modern Kitchen, spacious Dining Lounge, mature Garden and an integral Garage plus Driveway Parking.

Offers In Region Of
£280,000

Overview

- Three Bedroom Detached House on a Generous Corner Plot
- Cul-de-Sac Location in Popular Residential Area
- Entrance Hall, Living Room leading to the Dining Room, Kitchen, Guest Cloakroom
- Principal Bedroom with En Suite
- Two Further Bedrooms, Bathroom
- Integral Garage, Driveway Parking, Enclosed Garden
- Council Tax Band - C, Energy Rating - D



Brief Description

The front door opens to the Entrance Hall with stairs rising to the first floor and a door to your right opens to the Open- Plan Living and Dining room with a feature fireplace housing an electric fire, and French doors that lead out to the attractive rear garden. The well- appointed Kitchen has a good range of kitchen units with coordinating work tops, a double oven, induction hob, dishwasher, a stable door leads out to the Garden and a door through to the Guest WC.

Upstairs, the spacious Principal Bedroom boasts two built- in wardrobes and an E Suite Shower Room. The second Bedroom is a generous double and the third Bedroom is a generous single room. Completing the accommodation is a modern family Bathroom with a shower over the bath.

Outside, the rear garden features a patio and artificial lawn for easy upkeep, along with a garden shed and a Garage with an electric door and Driveway Parking.

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

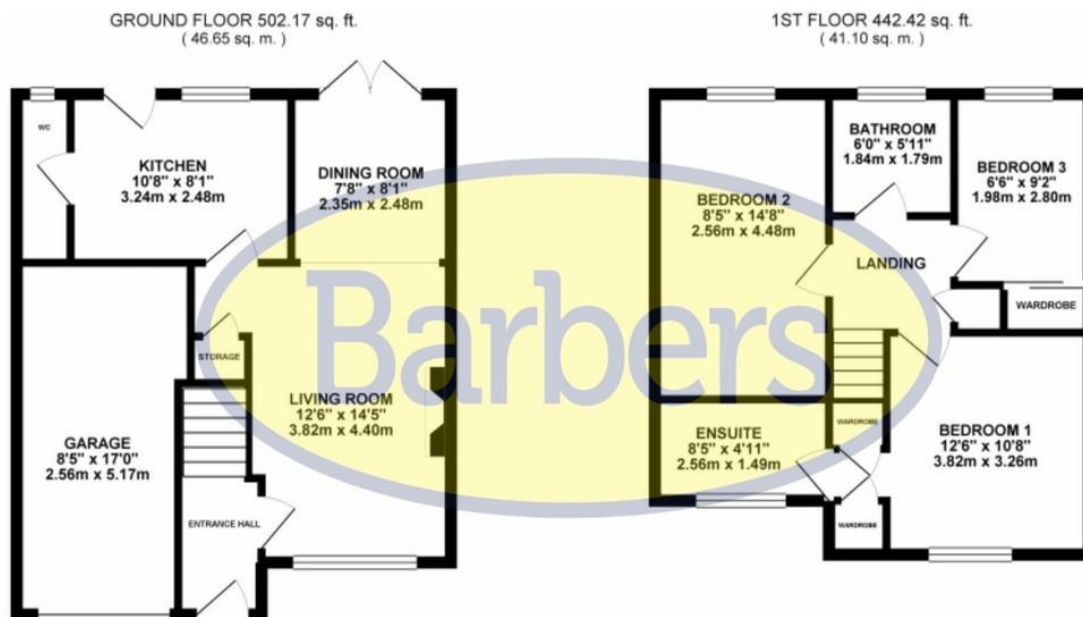
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: At the Gingerbread roundabout in Market Drayton take the A53 towards Tern Hill, going straight over the first roundabout and then turning left on Bridge Road, first left on Priory Court and the property is on your left and can be identified by our For Sale sign.

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

TOTAL FLOOR AREA: 944.59 sq. ft. (87.76 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.

BARBERS ESTATE AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

