



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

35 Country Meadows

Market Drayton, TF9 3LP

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Overview

Light & Spacious Four Bedrooms
Detached House

- No Upward Chain, Nicely Presented Throughout
- 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

This nicely presented Four-Bedroom Detached Family Home sits on a generous corner plot and offers you spacious, light-filled accommodation ideal for modern family living. The property benefits from a lawned front Garden, Driveway and Garage providing off-road Parking for two to three vehicles.

Inside, the open-plan ground floor includes a guest doakroom, a spacious Lounge leading to the Dining Area with French doors to the garden, and a fitted Kitchen with breakfast bar. Upstairs are four Double Bedrooms along with a stylish family Bathroom with shower over a P-shaped bath.

The attractive rear Garden features lawn, patio, mature planting and a large garden shed, creating an ideal space for relaxing or entertaining.

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.

Barbers



This floor plan is not to 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

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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.