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Key Features

- A Four-Bedroom Detached House
- Offered with No Upward Chain and on the highly sought-after Smithfield Road
- Three Reception Rooms, Breakfast Kitchen, Utility Room, Guest Cloakroom
- Large, Mature & Private Garden
- Garage, plenty of Driveway Parking

Acergay

Offered to the market with No Upward Chain, Acergay is a distinctive and substantial four-bedroom detached family home, enviably positioned on the highly sought-after Smithfield Road.

Set within beautifully landscaped gardens, this impressive property enjoys a generous plot with ample driveway

parking for numerous vehicles, a single Garage, and the rare advantage of being just a short walk from Market Drayton's town centre, schools and everyday amenities.

The spacious and versatile accommodation has been thoughtfully arranged to suit modern family living. The front door opens to the Entrance Hall which leads through to a large Reception

Hall, off which is the ground floor Cloak Room.

Double doors lead into the Dining Room with light flooding in through the bay window, and the Lounge is a particularly spacious room with another bay window to the front and French doors leading through to the Garden Room.

The generous Breakfast Kitchen has an



integrated double oven and hob with extractor over, and space for your fridge and dishwasher, so provides an excellent hub for family life – and the rear passageway leads through to the Utility Room.

To the first floor, the landing gives access to three well-proportioned bedrooms with Bedrooms One and Two benefitting from built-in wardrobes and wash basins. Bedroom Three is another double Bedroom plus the Family Bathroom and separate WC.

A staircase rises from the Landing to the second floor, where the spacious Fourth Bedroom can be found, complete with its own hand wash basin, making it an ideal guest suite, teenager's retreat or home office space.

Externally, the property is surrounded by mature, landscaped gardens that provide an attractive and private setting, with extensive Driveway Parking and a Single Garage further enhancing its appeal.

Combining character, generous accommodation and a prime location within one of Market Drayton's most desirable residential areas, Acregay presents a rare opportunity to acquire a unique family home with





exceptional light, space and potential.

We **highly recommend viewing**, so please call the team in our Market Drayton office on 01630 653641 to arrange your viewing.

Directions: From our office on Maer Lane turn right, right on Smithfield Road where, after approximately 500 yards, the property will be on your left and can be identified by our For Sale sign.

Location: Market Drayton is a historic market town, known for its weekly street market held every Wednesday, with a market charter dating back to 1245. Offering an excellent range of everyday amenities, the town is home to The Grove School with Sixth Form, an indoor swimming pool, doctors' surgeries, dentists, supermarkets, independent shops, cafés and a variety of sports and leisure clubs including the Festival Drayton Center. The picturesque Shropshire Union Canal also passes through the town, providing attractive waterside walks and recreational opportunities.



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USEFUL INFORMATION:

TO VIEW THIS PROPERTY: By arrangement with the Agents Office at Tower House, Maer Lane, Market Drayton, TF9 3SH. Tel: 01630 653641 or email: 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.

For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk>

COUNCIL TAX BAND: E - Shropshire Council

ENERGY RATING: - E **METHOD OF SALE:** By Private Treaty.

PHOTOGRAPHS: Photos may have been enhanced for colour and clarity using AI.

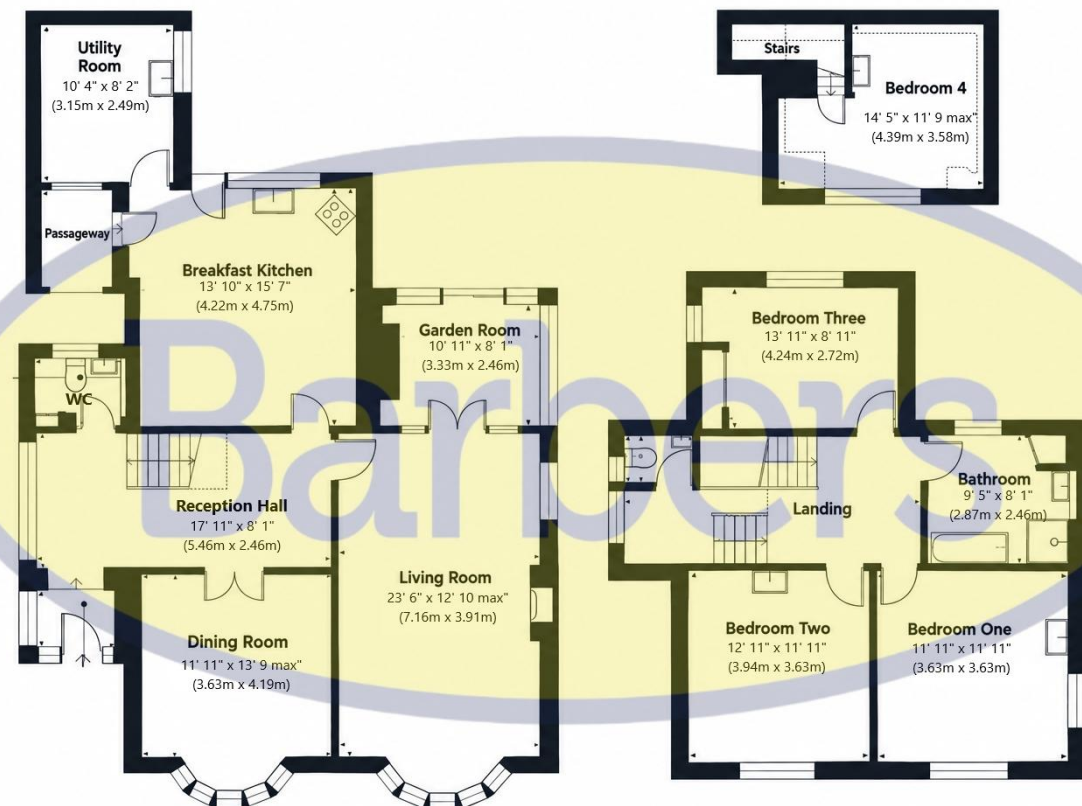
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PROPERTY VALUATION SERVICE: If you're looking to sell your property, our highly experienced Valuers can give you a No Obligation, Free-of-Charge Sales Valuation on your property.

RESIDENTIAL LETTING SERVICE: Our Award-Winning Lettings & Property Management Team can help if you are interested in buying this property as an investment, please contact us.

INDEPENDENT MORTGAGE ADVICE: We can arrange for you to meet with our Independent Mortgage Advisor.

IMPORTANT: 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.



This Floor Plan is Not to scale
Please use as a Guideline to Layout Only
All Measurements and the placement of Fixtures and Fittings are Approximate



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Tower House, Maer Lane, Market Drayton, TF9 3SH

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