



Helping *you* move



31 Verrill Close, Market Drayton, TF9 3FT

A beautifully presented, light and spacious Three Bedroom, Three Storey Semi-Detached House with Lounge, Dining Kitchen, Principal Bedroom with En Suite and Driveway Parking.

Offers In Region Of
£260,000

Overview

- Three Bedroom, Three Storey Semi-Detached House
- Beautifully Presented Throughout
- Entrance Hall, Lounge with Bay Window, Dining Kitchen with French Doors to the Garden
- Top Floor Principal Bedroom with En Suite
- Two Further Double Bedrooms, Bathroom
- Enclosed Rear Garden with Patio, Driveway Parking
- Council Tax Band - C, Energy Rating - B



Brief Description

Set over three floors, to the ground floor of this light and spacious house is the Entrance Hall, Guest WC, Lounge with light flooding in through the bay window and Dining Kitchen integrated oven, fridge freezer, oven, hob with extractor fan over, dishwasher and washing machine - and French doors out to the rear Garden.

To the first floor are two Double Bedrooms - both with built-in wardrobes - and the large family Bathroom with a bath, w/c, wash basin and heated towel rail radiator. Off the Landing a further door opens to the inner stairs with study area that lead up to the generous Principal Bedroom with En Suite Shower Room.

Externally, the property has Driveway Parking to the front for two cars and an enclosed rear Garden with a patio area - the perfect spot for catching the afternoon sun!

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.



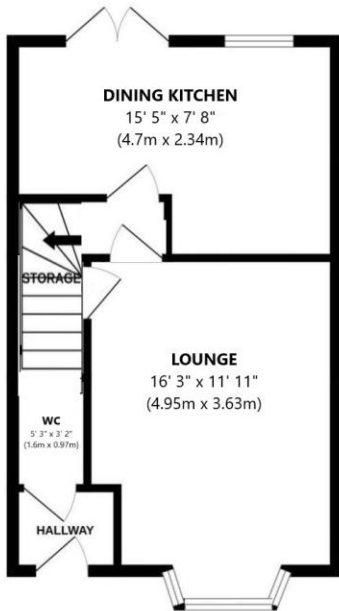
DIRECTIONS: Turn left from our office onto Maer Lane and right at the mini roundabout. Proceed to the Gingerbread Roundabout and take the first left onto A53 towards Tem Hill and Shrewsbury. After 0.5 miles turn left at the roundabout onto Blandford Way and after 0.2 miles turn right on Verrill Close where 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.

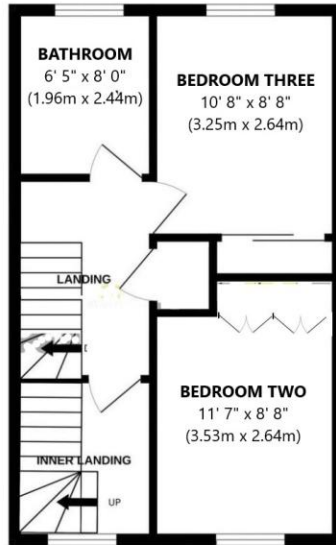
AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of



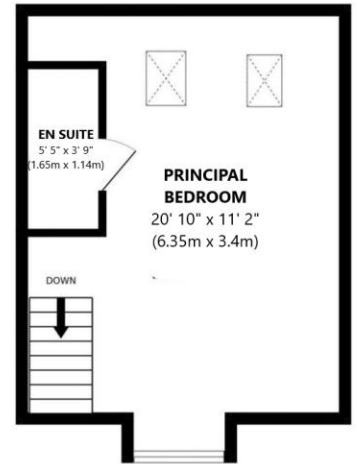
GROUND FLOOR



1ST FLOOR



2ND FLOOR



This Floor Plan is Not to Scale
Please use as a Guideline to Layout Only

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,
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