



Helping *you* move



4 Berrisford Close, Market Drayton, TF9 1LG

Offered with ****No Upward Chain**** is this spacious Four Bedroom Detached Home with Garage and rear Garden that's set in a highly popular residential area and would benefit from updating throughout.

Offers In Region Of
£250,000

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Overview

- Four Bedroom Detached House offered with No Upward Chain
- Requires Updating Throughout
- Entrance Hall, spacious Lounge, separate Dining Room, Breakfast Kitchen with Pantry, Guest WC
- Four Double Bedrooms, Bathroom
- Landscaped Garden with Raised Beds, Driveway Parking, Integral Garage
- This property required structural work to underpin it which has been completed and signed off



Brief Description

Offered with No Upward Chain and in need of updating throughout, this Four Bedroom Detached House just oozes potential!

To the front of the property is a wide Driveway and access to the integral Garage, so comfortably gives you Parking for 2-3 cars. The spacious accommodation to the ground floor includes the Hall, Guest WC, Lounge, Dining Room and Breakfast Kitchen with a good range of units, range cooker (not tested) and plumbing for your washing machine. To the first floor is the Landing with Loft access and airing cupboard, four Double Bedrooms - one with a wash hand basin - and the modern Bathroom with shower over the bath.

The rear Garden will need a little TLC, but was landscaped with raised beds, gravelled pathways and stone steps - so could be full of colour through the summer as the mature plants and shrubs come into bloom.

Location

In walking distance of the Shropshire Union Canal, the Grove School and Longlands Primary School – and Market Drayton Town Center.

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.



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 are available with gas central heating. 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

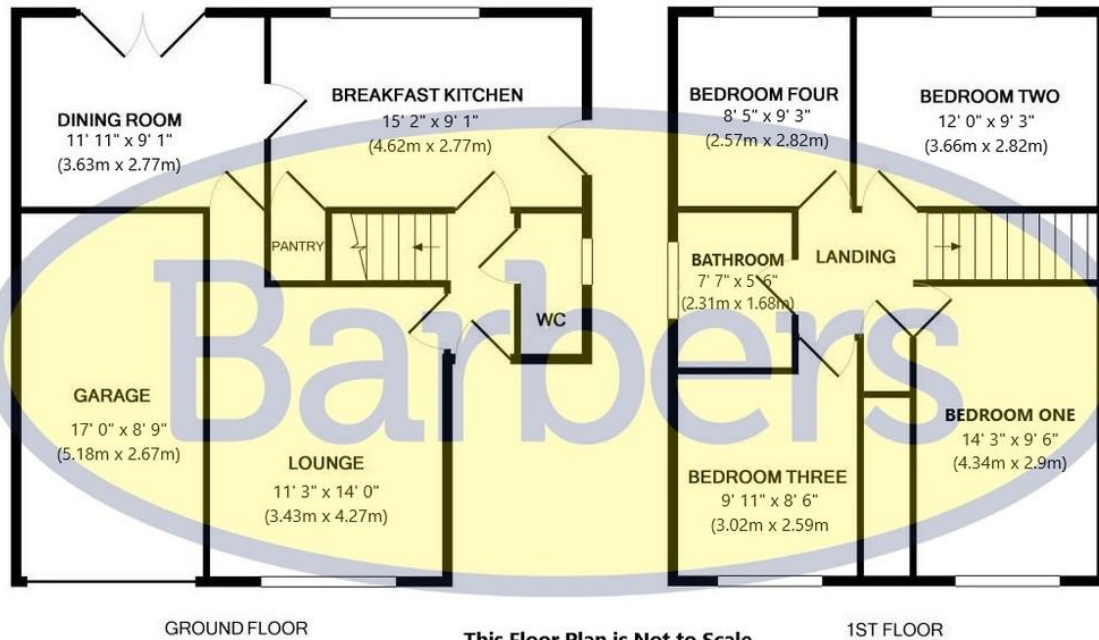
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From our office on Maer Lane turn right, right on Smithfield Lane, straight over the first two mini-roundabouts and left on Stafford Road. Before the Grove School, turn right on Great Hales Street and then left on Berrisford Road, right on Berrisford Close and the property is on your right 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

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

