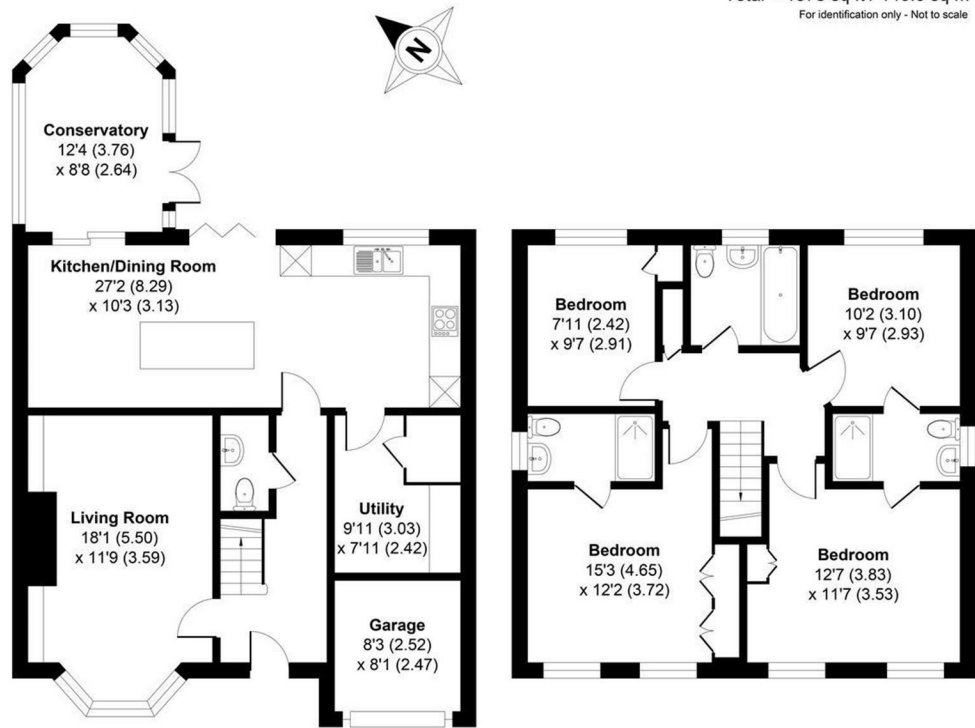


FOR SALE



16 Stuart Way, Market Drayton, TF9 3TT

Approximate Area = 1513 sq ft / 140.6 sq m  
Garage = 65 sq ft / 6.0 sq m  
Total = 1578 sq ft / 146.6 sq m  
For identification only - Not to scale



**Ground Floor**  
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

**First Floor**



FOR SALE

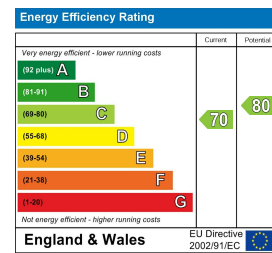
Offers in the region of £410,000

16 Stuart Way, Market Drayton, TF9 3TT

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An exceptional four-bedroom detached home, extensively improved and beautifully presented, offering spacious open-plan living, a great-sized garden and a prime cul-de-sac position, ideal for buyers looking for something a cut above the rest.



01952 971800

**Telford Sales**  
32 Market Street, Wellington, Telford, TF1 1DT  
E: telford@hallsgb.com



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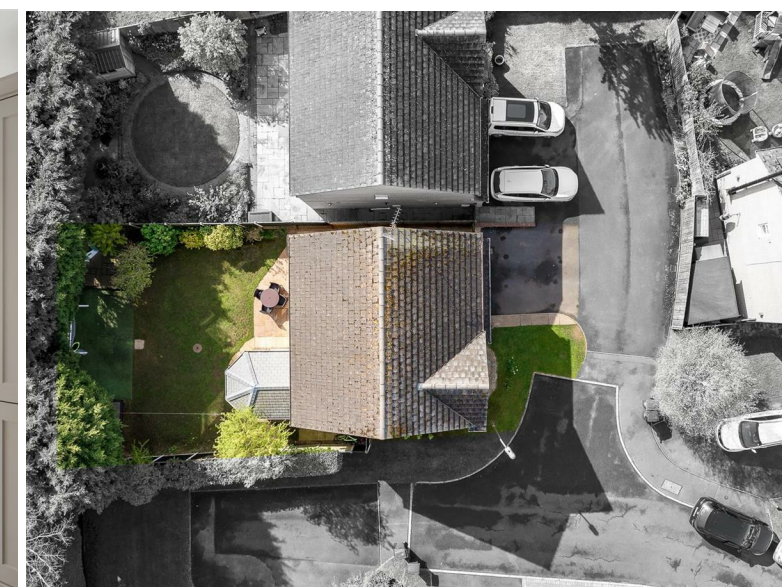
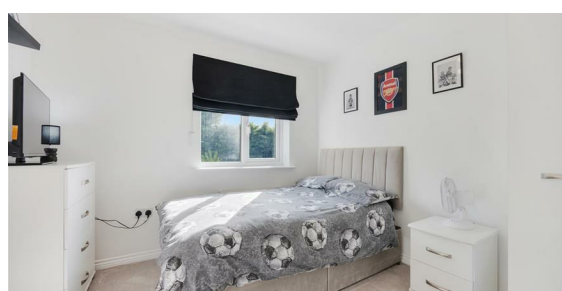
2 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- Beautifully renovated throughout to a high standard
- Superb open-plan kitchen/dining/living space
- Part-converted garage with utility area + storage
- Private rear garden with paved seating area
- Sought-after cul-de-sac location
- Spacious and well-proportioned accommodation throughout

Upstairs, the property continues to impress. The principal bedroom is a calm, well-finished space with built-in storage and a modern ensuite. Bedroom two is another generous double and benefits from a Jack & Jill shower room shared with bedroom three, a particularly useful layout for families or guests. Bedroom four is also well-proportioned and served by a stylish family bathroom, all finished to a high standard in keeping with the rest of the home.

Externally, the corner plot provides a strong sense of space. The rear garden is mainly laid to lawn with a paved seating area, offering an ideal setting for outdoor dining and relaxation. To the front, there is driveway parking.

Homes of this quality, finish and presentation are rarely available. This is a standout property that combines style, space and practicality in equal measure and is ready to move straight into. Early viewing is strongly recommended.

**LOCATION**  
Situating in the popular market town of Market Drayton, Stuart Way enjoys a convenient yet peaceful residential setting, ideal for families and professionals alike. The town centre is within easy reach, offering a range of independent shops, supermarkets, cafés and everyday amenities, along with the historic charm that Market Drayton is known for.

The area is well regarded for its schooling, with a selection of primary and secondary options nearby contributing to the area's strong appeal for families.

For those who enjoy the outdoors, there are a variety of scenic walks close by, including routes along the Shropshire Union Canal and surrounding countryside, perfect for walking, cycling and exploring. There are also nearby playing fields and open green spaces, ideal for recreation, dog walking and family activities.

Market Drayton offers a welcoming community feel, with a regular street market and local events throughout the year, while a choice of traditional pubs, restaurants and cafés provide plenty of options for dining and socialising.

Commuters benefit from good road links to nearby centres such as Newcastle-under-Lyme, Shrewsbury and Telford, making this an attractive location that balances rural charm with everyday convenience.

**ROOMS**

**GROUND FLOOR**

**LIVING ROOM**

18'1 x 11'9

**KITCHEN/DINING ROOM**

27'2 x 10'3

**CONSERVATORY**

12'4 x 8'8

**W.C.**

**UTILITY**

9'11 x 7'11

**FIRST FLOOR**

**BEDROOM ONE**

15'3 x 12'2

**EN-SUITE**

**BEDROOM TWO**

12'7 x 11'7

**BEDROOM THREE**

10'2 x 9'7

**BEDROOM FOUR**

7'11 x 9'7

**JACK & JILL BATHROOM**

**BATHROOM**

**EXTERNAL**

**DRIVEWAY**

**GARAGE STORAGE**

8'3 x 8'1

**GARDEN**

**LOCAL AUTHORITY**

Shropshire Council

**COUNCIL TAX BAND**

Council Tax Band: D

**POSSESSION AND TENURE**

Freehold with vacant possession on completion.

**VIEWINGS**

Strictly by appointment with the selling agent.

**ANTI-MONEY LAUNDERING (AML) CHECKS**

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.