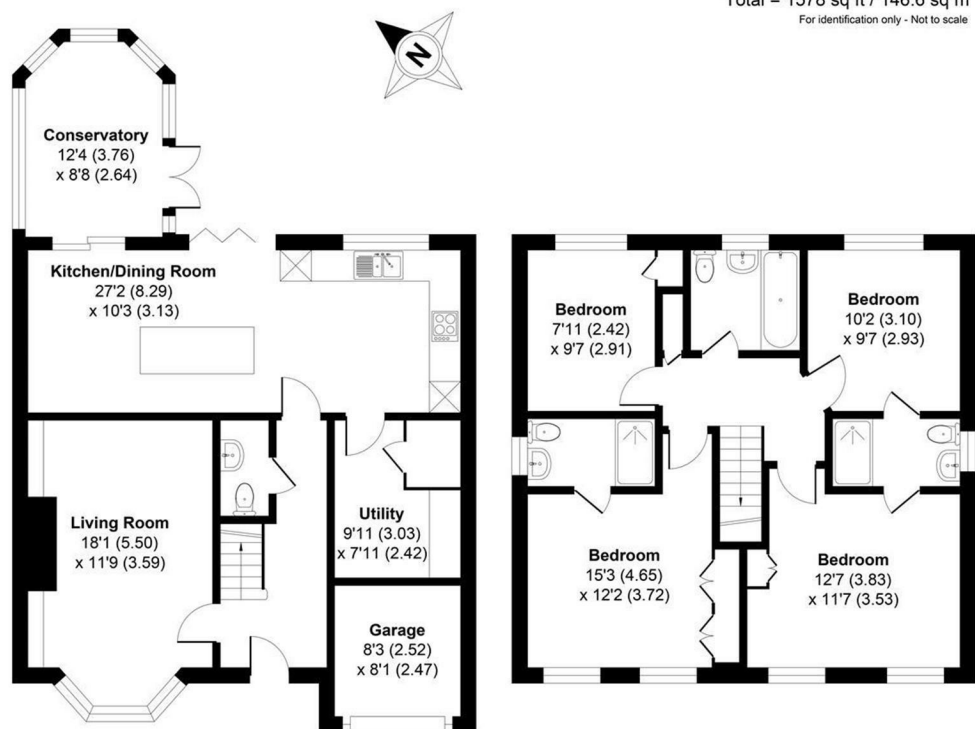


FOR SALE



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

First 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.



FOR SALE

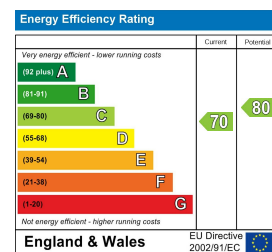
Offers in the region of £425,000

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



01952 971800

Telford Sales

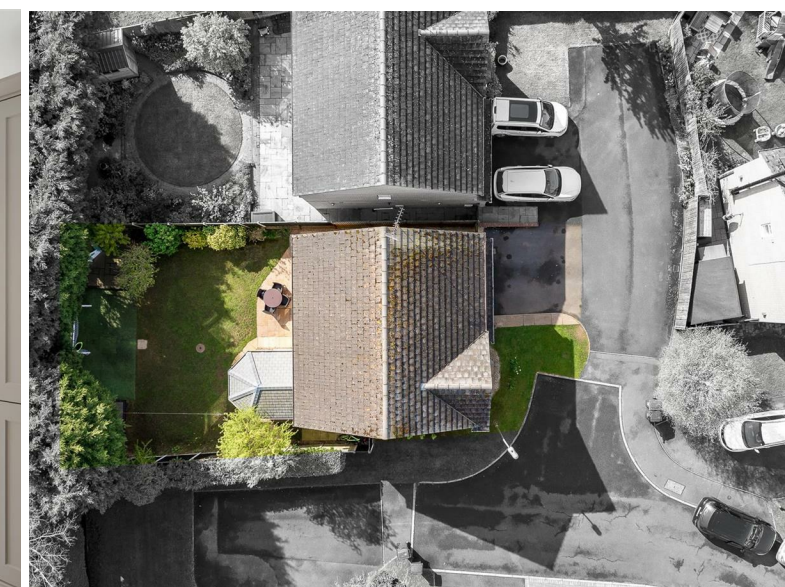
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

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

Situated 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.