



Helping *you* move



## 6 Sambrook Crescent, Market Drayton, TF9 1NG

This impressive Four- Bedroom Detached Home sits on an enviable corner plot and offers spacious Living Accommodation throughout. The property features a Breakfast Kitchen, Lounge, Dining Room, Principal Bedroom Suite and a Double Garage and Private Garden. Viewing Highly Recommended!

Offers In Region Of  
**£475,000**

## Overview

- Nicely Presented Four Bedroom Detached House
- Generous Corner Plot, Double Garage, Driveway Parking
- Hallway, Guest WC, Breakfast Kitchen, Lounge with a Log Burner leading to the Dining Room
- Principal Bedroom with Dressing Area and En Suite
- Three Further Double Bedrooms, Bathroom
- Enclosed with large lawn and patio seating area
- C/Tax Band - F, Energy Rating - C



## Brief Description

Off the Hallway is the generous Lounge with an attractive inglenook fireplace and double doors from the Lounge lead through to the Dining Room, which has patio doors opening directly onto the rear patio. There's a large Breakfast Kitchen with integrated appliances and access to the Double Garage, and a smart Guest WC.

To the first floor, the Bedrooms are arranged around a central gallery landing. The Principal Bedroom benefits from its own Dressing Room and an En Suite Shower room. Three further Double Bedrooms provide excellent flexibility for family, guests, or home working, and are served by a well-appointed family Bathroom.

Externally, the property continues to impress. The enclosed rear Garden has a large central lawn, and to the front, a landscaped garden enhances the home's kerb appeal, while the Driveway provides parking in front of the Double Garage.

## 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 the property is within walking distance of 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](mailto: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

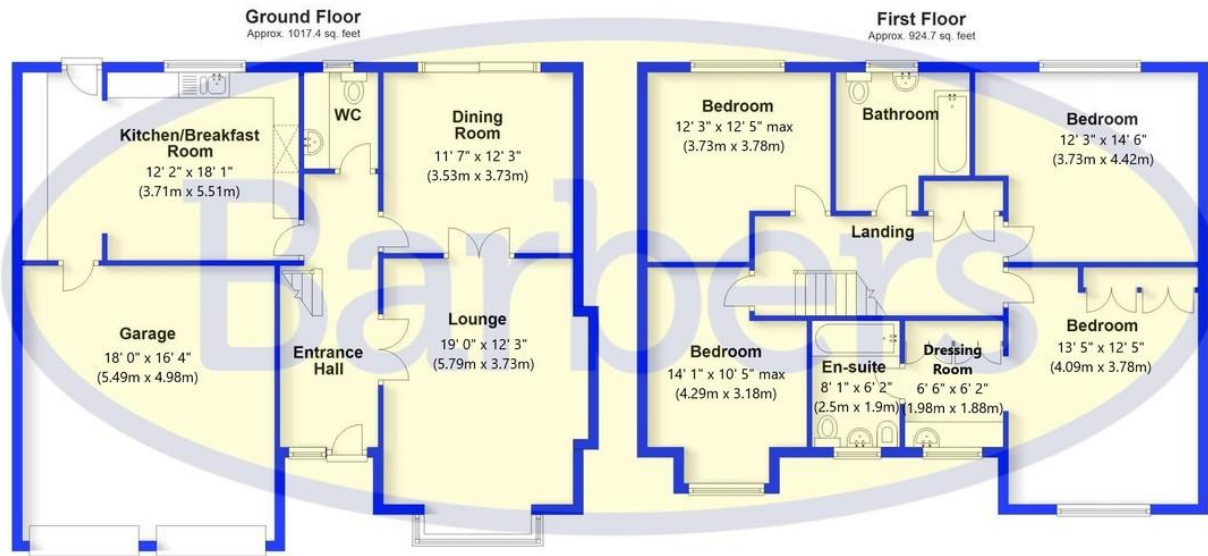
**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



**DIRECTIONS:** From our office on Maer Lane turn right, right on Smithfield Lane and straight over the two mini-roundabouts and then bear right on Newcastle Road. Go over the canal bridge and then turn left on Sambrook Crescent where the property will be on your right as you follow the road round to the right.

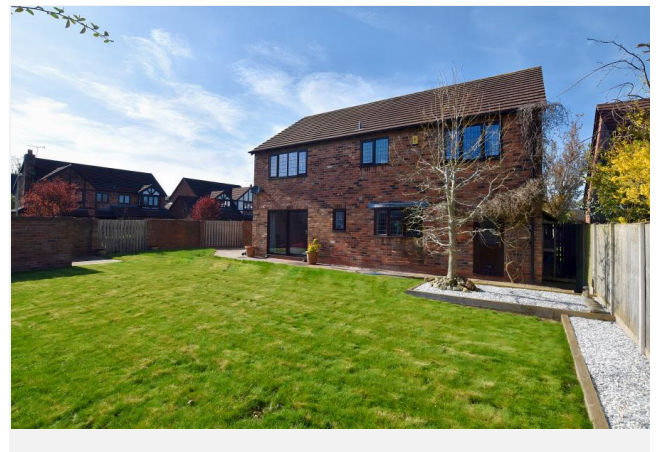
**INDEPENDENT MORTGAGE ADVICE:** To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

**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.



Total area: approx. 1942.1 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



## 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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