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8 The Burgage, Market Drayton, Shropshire, TF9 1EG

Beautifully Presented Three Bedroom Detached House with
Impressive Open Plan Dining Kitchen, Low Maintenance Garden
and Off Road Parking

Offers In Region Of
£315,000

Overview

- Impressive Three-Bedroom Detached Home
- Beautifully Presented Throughout
- Generous Bay-Fronted Lounge
- Superb Open-Plan Kitchen/Dining Room
- Bright & Versatile Sun Room
- Principal Bedroom with En-Suite
- Private Low-Maintenance Rear Gard
- Off-Road Parking
- Council Tax Band – B
- Energy Rating - TBC



Brief Description

An impressive three-bedroom detached home combining traditional character with stylish contemporary living. Beautifully presented throughout, the accommodation includes a welcoming entrance hall, generous bay-fronted lounge and a superb open-plan kitchen/dining room with central island, creating a wonderful space for everyday family life and entertaining. A bright sunroom overlooks and opens onto the rear garden, providing an additional versatile living space. Upstairs, the principal bedroom benefits from fitted wardrobes and an en-suite shower room, alongside two further bedrooms and a family bathroom. Outside, the property enjoys a private, low-maintenance rear garden with patio areas ideal for outdoor dining, complemented by established planting and off-road parking. A distinctive detached home offering an appealing blend of character, space and modern comfort.

Location

Market Drayton is a popular North Shropshire market town on the Staffordshire/Cheshire borders. Recorded in the Domesday Book, in 1245 King Henry III granted a charter for the weekly market which is still held every Wednesday.

The Shropshire Union Canal runs through the town and Market Drayton offers a wide variety of amenities such as schools, specialist and high street shops, supermarkets and health and leisure facilities. The larger centres of Newcastle-under-Lyme, Stoke-on-Trent, Crewe, Stafford, Telford and Shrewsbury are all within commuting distance.



Your **Local** Property Experts

01630 653641



SERVICES: We are advised that mains electric, water and drainage are available with gas fired 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

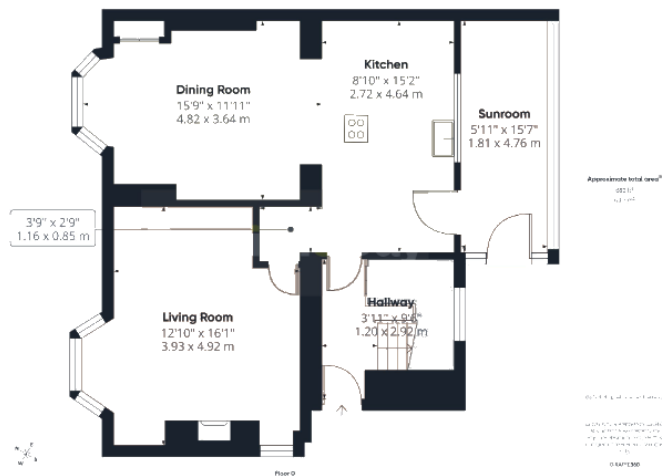
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.



DIRECTIONS: From our office on Maer Lane turn left, left again at Nagington's Garage. Continue straight on over the mini roundabout and then take the next left hand turning into The Burgage, where you will find the property on the right hand side.

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.



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**

**BARBERS ESTATE AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk**



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.