Barbers

Helping *you* move

89 Country Meadows, Market Drayton, TF9 3LP

Offered with *No Upward Chain* and on the highly popular Drayton Meadows development, is this Three-Bedroom Detached House with Lounge, Dining Kitchen, Garage and enclosed Rear Garden.

Offers In Region Of

£215,000

89 Country Meadows
Market Drayton, TF9 3LP

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Overview

- Three-Bedroom Detached House
- *No Upward Chain*
- Highly Popular Residential Area
- Entrance Hall, Lounge, Dining Kitchen, Rear Porch
- Two Double and One Single Bedrooms, Shower Room
- Rear Garden, Garage, Driveway Parking
- Would Benefit from Updating Throughout
- Council Tax band - C, Energy Rating - D

Brief Description

The accommodation is entered via a welcoming Entrance Hallway, with stairs rising to the first floor. A door leads through to the comfortable Lounge, which in turn opens into the Dining Kitchen. The Kitchen area is fitted with a good range of wall and base units, providing ample storage and workspace, together with space for family dining. Patio doors open directly onto the rear Garden, creating an ideal space for both everyday living and entertaining. A useful side door leads to the Rear Porch, which provides access to the Garden and also benefits from an internal door through to the Garage.

To the first floor, the Landing gives access to two Double Bedrooms, a single Bedroom and a Shower Room.

Externally, the property enjoys a wide front Garden and a Driveway leading to the Garage, providing off-road Parking for two to three vehicles. To the rear is a particularly attractive and sunny Garden featuring a patio seating area, central lawn, mature trees and shrubs, and a useful garden shed, offering a wonderful space to relax and enjoy the outdoors.

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 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

Barbers

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 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.

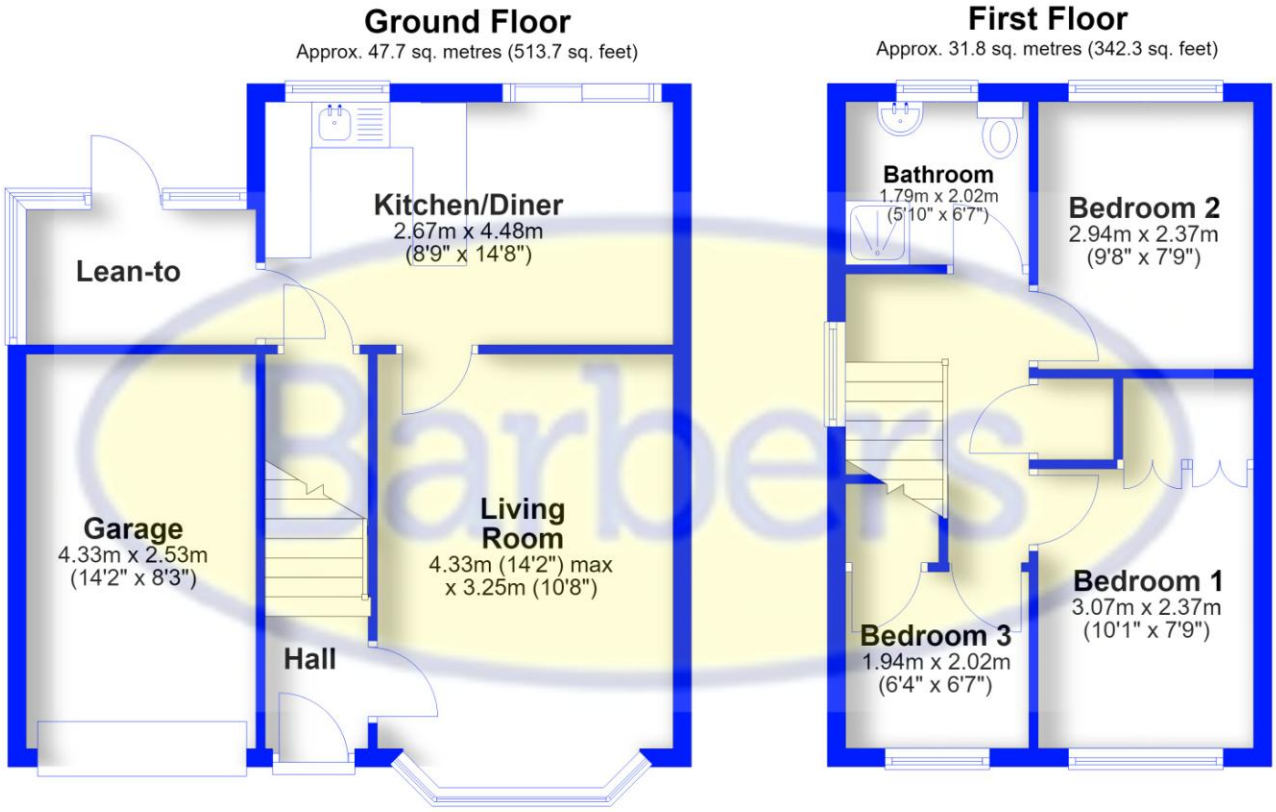
LOCAL AUTHORITY: Shropshire Council Tel: 0345 678 9002

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

DIRECTIONS: From our office on Maer Lane turn left, right at Nagingtons Garage, left on Prospect Road and then bear left on Alexandra Road. At the T-Junction turn right and after 0.5 miles turn right on Country Meadows and take the third turning on the right and the property will be on your left 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.



Total area: approx. 79.5 sq. metres (856.0 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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**

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 but, please contact us before viewing the property.