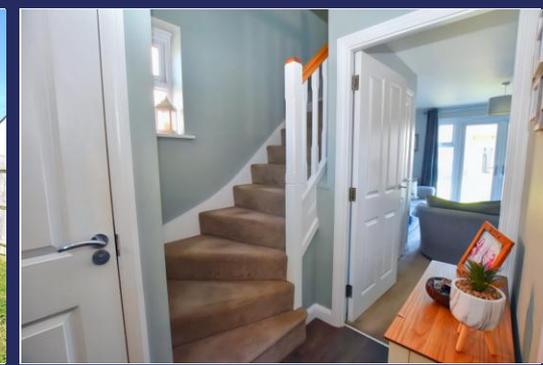




Helping *you* move



## 7 Verrill Close, Market Drayton, TF9 3FT

We highly recommend you view this nicely presented, light and spacious Two Bedroom Semi-Detached House with Driveway Parking and a good-size Garden with Summer House and Pergola.

Offers In Region Of  
**£200,000**

## Overview

- A nicely presented Two Bedroom Semi-Detached House in a Highly Popular Residential Area
- Entrance Hall, Guest WC, Kitchen with Integrated Appliances
- Dining Lounge with French Doors out to the Garden
- Two Double Bedrooms, Bathroom
- Generous Rear Garden with Summer House and a Timber Pergola over the Patio Seating area
- Driveway Parking for Two Cars
- Council Tax Band - B
- Energy Rating - B



## Brief Description

The front door opens to the Hallway which has stairs to the first floor, and to your left is the Guest WC and to your right is the well-appointed Kitchen with integrated fridge/freezer, dishwasher, washer dryer and oven with hob and extractor fan over. The Lounge Diner is a lovely light space with French doors opening to the rear Garden which has a patio, summerhouse and a timber pergola over a further patio seating area.

To the first floor is the Landing with Loft access, two Double Bedrooms - one with built-in wardrobes - and the Bathroom with a shower over the bath.

Externally there's the good-size, enclosed rear Garden and Driveway Parking to the side for two vehicles.

## 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. 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 are available with gas 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.

**LOCAL AUTHORITY:** Shropshire Council  
Tel: 0345 678 9002

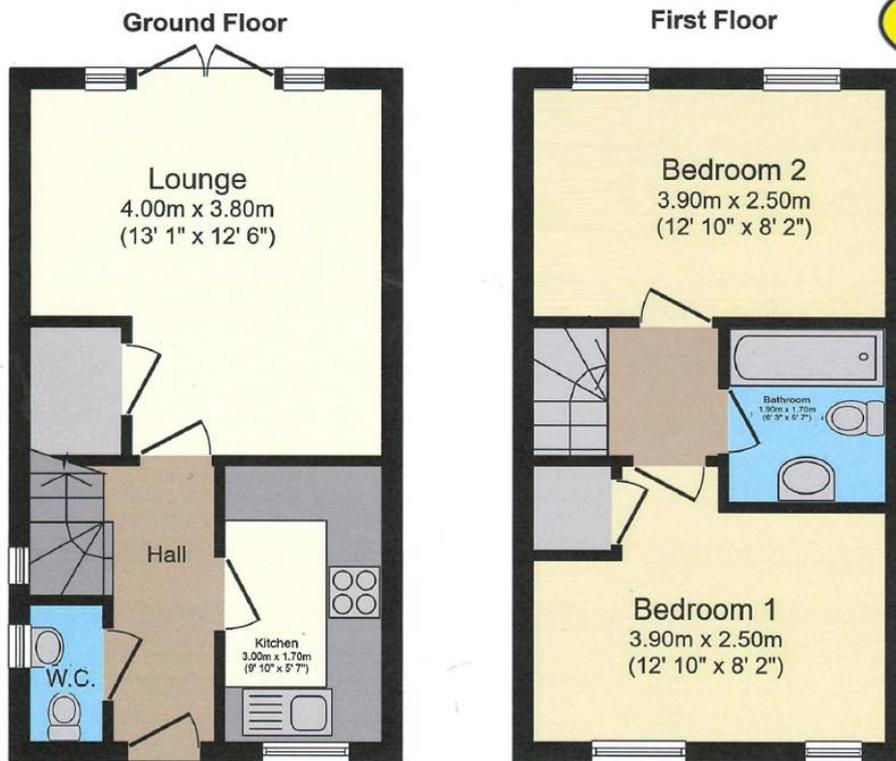
**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



**DIRECTIONS:** Turn left from our office onto Maer Lane and right at the mini roundabout. Proceed to the Gingerbread Roundabout and take the first left onto A53 towards Tem Hill and Shrewsbury. After 0.5 miles turn left at the roundabout onto Blandford Way and after 0.2 miles turn right on Verrill Close where the property is on your left and can be identified by our For Sale sign.

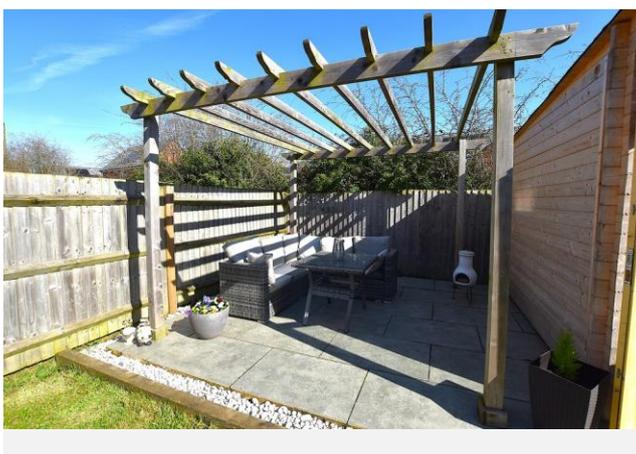
**INDEPENDENT MORTGAGE ADVICE:** To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

**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



Total floor area 54.0 sq.m. (581 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com



## 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,  
Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

