



Helping *you* move



35 Orwell Road, Market Drayton, TF9 3FX

Offered with **No Upward Chain** is this impressive, light and spacious Four-Bedroom Two-Bathroom Detached House with Open Plan Dining Kitchen, Lounge plus Study, Garage and Driveway Parking.

Offers In Region Of
£385,000

Overview

- A Nicely Presented Four Bedroom Detached House
- *No Upward Chain*
- Hallway, Study, Guest WC, spacious Lounge
- Open Plan Dining Kitchen, Utility
- Principal Bedroom with En Suite, Three Further Double Bedrooms, Bathroom
- Rear Garden with Patio, Garage, Driveway Parking
- Highly Popular Residential Area
- Council Tax Band - E, Energy Rating - B



Brief Description

To the ground floor is the Hallway, the guest WC, a versatile Stud/Snug, and the generous Lounge with an attractive bay window. The Open-Plan Dining Kitchen has French to the rear Garden, and is well-appointed with an integrated double oven, five-burner gas hob with extractor hood, fridge freezer and dishwasher, plus a separate Utility Room. To the first floor, the Principal Bedroom benefits from its own En-Suite Shower Room, while three further well-proportioned Bedrooms are served by a stylish family Bathroom.

Externally, the property continues to impress with a Garage and driveway providing ample off-road Parking. To the rear is a private enclosed Garden featuring a patio area, lawn and greenhouse, creating the perfect setting for relaxing, entertaining and keen gardeners alike.

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

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

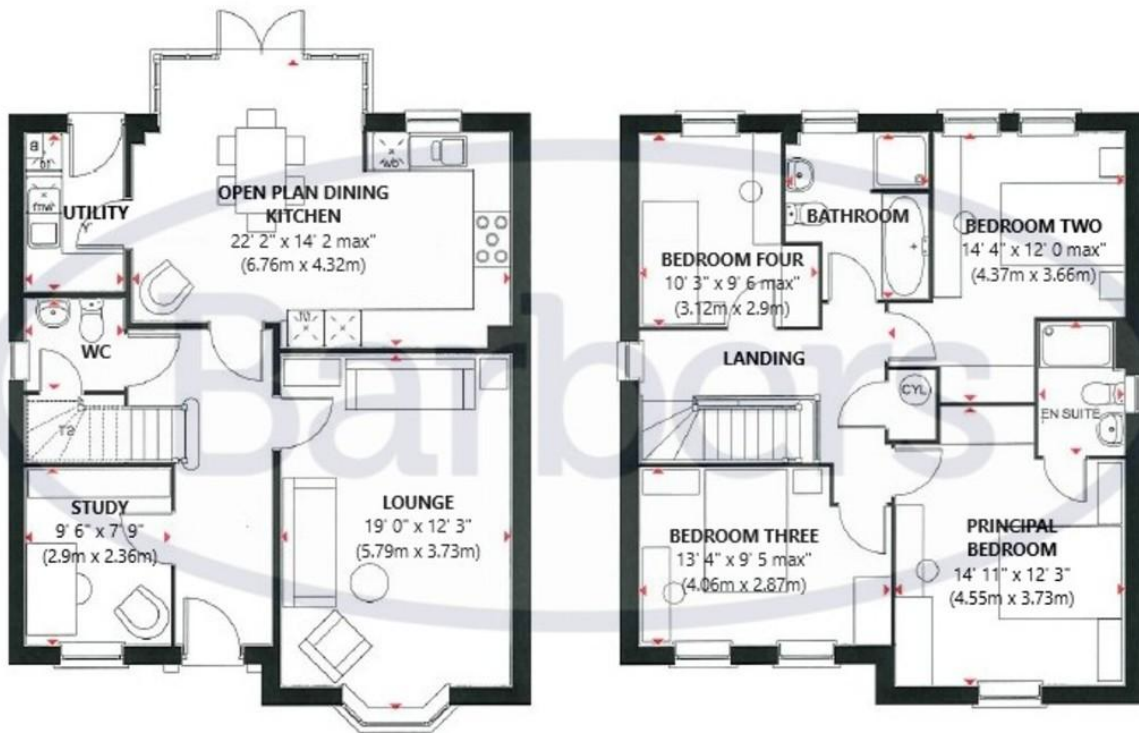
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From our office turn left onto Maer Lane, then right at Nagington's Garage. At the A53 roundabout, take the first exit and then turn left into the Drayton Meadows development. Turn right on Orwell Road. Keep left 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.



This Floor Plan is Not to Scale
Please use as a Guideline to Layout Only
The placement of fixtures, fittings or furniture icons and all measurements are approximate and for illustration purposes only



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

