Barbers

Helping *you* move









23 Blandford Way, Market Drayton, TF9 3FS

A beautifully presented, light and spacious Four Bedroom Detached House with Open Plan Kitchen/Dining/Family Room, Lounge and Principal Bedroom with En Suite.

Offers In Region Of

£385,000

23 Blandford Way, Market Drayton, TF9 3FS

Helping you move

Overview

- Four Bedroom Detached House
- Beautifully Presented Throughout
- Reception Hall, Guest WC, Garage Store, Utility
- Lounge with Bay Window, Open Plan Dining Kitchen with French Doors
- Principal Bedroom with En Suite
- Three Further Double Bedrooms, Bathroom
- Rear Garden with Patio, Driveway Parking for two Vehicles
- Council Tax Band - E, Energy Rating - B



Brief Description

A welcoming Entrance Hall leads to a Guest WC and a bright, inviting Lounge with an attractive bay window. The heart of the home is the superb Open-Plan Dining Kitchen and Family Area, featuring quality fitted units, generous dining space and a glazed bay with French doors opening onto the rear garden. A separate Utility Room adds further practicality.

Upstairs, there are Four Generous Double Bedrooms, including a spacious Principal Bedroom with En-Suite Shower Room, together with a well-appointed Family Bathroom.

Outside, the property benefits from private Gardens, Driveway Parking and an integral Garage Store. Combining stylish interiors, generous proportions and a highly desirable location, this impressive, detached home offers an excellent opportunity for families seeking comfort, space and convenience.

Location

Market Drayton is a historic market town, known for its weekly street market held every Wednesday, that has a market charter dating back to 1245.

Offering an excellent range of everyday amenities, the town is home to The Grove School with Sixth Form, an indoor swimming pool, doctors' surgeries, dentists, supermarkets, independent shops, cafés and a variety of sports and leisure clubs. The picturesque Shropshire Union Canal also passes through the town, providing attractive waterside walks and recreational opportunities.



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 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.

LOCAL AUTHORITY: Shropshire

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendor's solicitor.









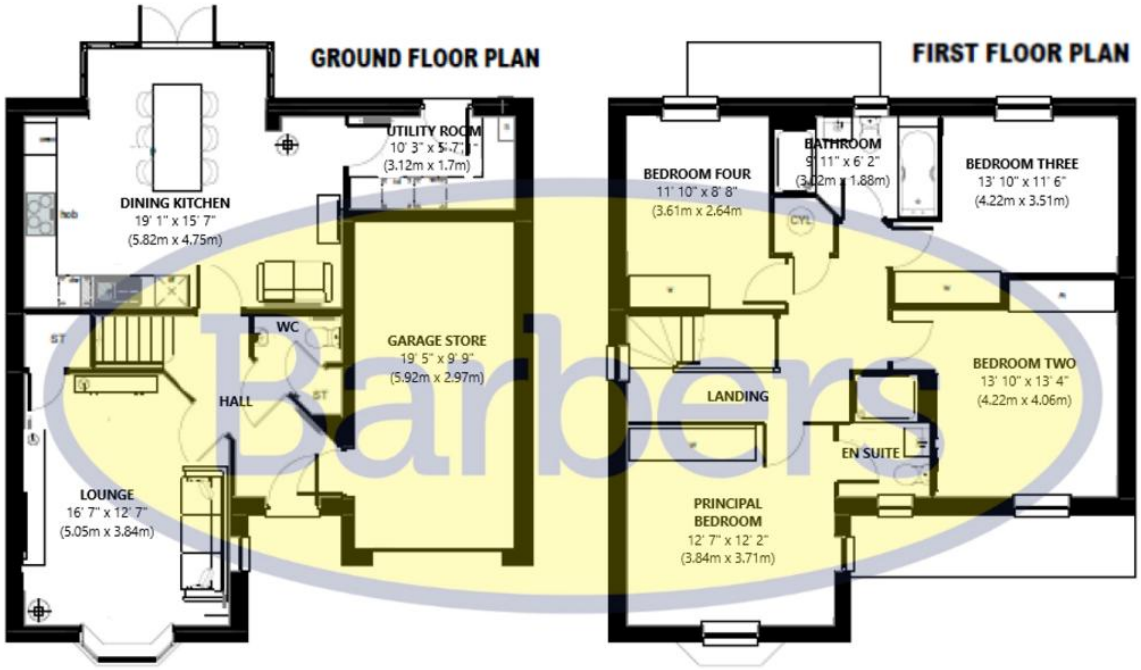


DIRECTIONS: From Market Drayton take the A53 towards Tern Hill and at the first roundabout turn left onto Blandford Way and then take the second left where the propery will be on your left and can be identified by our For Sale sign.

INDEPENDENT MORTGAGE ADVICE: 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. When you make an offer, MoveButler will contact you and they cost £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

AI PHOTOGRAPHS: We may use AI to enhance the clarity and colours of photographs.



This Floor Plan is Not to Scale
Please Use as a Guideline to Layout Only
All Room Measurements and the placement of Fixtures and Fittings are approximate





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.