



Helping *you* move



8 Verrill Close, Market Drayton, Shropshire, TF9 3FT

A Well Presented Modern Three Bedroom Detached House with
4 Years NHBC Remaining – Offered with No Upward Chain

Asking Price of
£260,000

Overview

- Modern Detached House
- Entrance Hall, Guest WC
- Dual Aspect Lounge
- Spacious Kitchen Diner
- Three Bedrooms, Bathroom
- Ensuite Shower Room to Bedroom One
- Driveway Parking
- Landscaped Rear Garden
- Well Presented Throughout
- Council Tax Band – D
- Energy Rating - B



Brief Description

Being offered with no upward chain, this lovely modern three-bedroom detached house is well presented throughout. The living accommodation provides an Entrance Hallway with a useful built in storage cupboard, Cloakroom W/C, a spacious dual aspect Lounge with patio doors to the attractively landscaped rear garden and a stylish Dining Kitchen - also with French patio doors to the garden and integrated appliances including a double oven, extractor hood, dishwasher and washing machine. Onto the first floor off the landing area is the Principal Bedroom with an En-Suite shower room, two further Bedrooms and the Family Bathroom. Externally there is driveway parking to the side of the property and gated access leads to the attractive rear garden which has been landscaped with a white polished patio seating area, raised beds and shaped astro-turfed areas.

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



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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



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 right and can be identified by our For Sale sign.

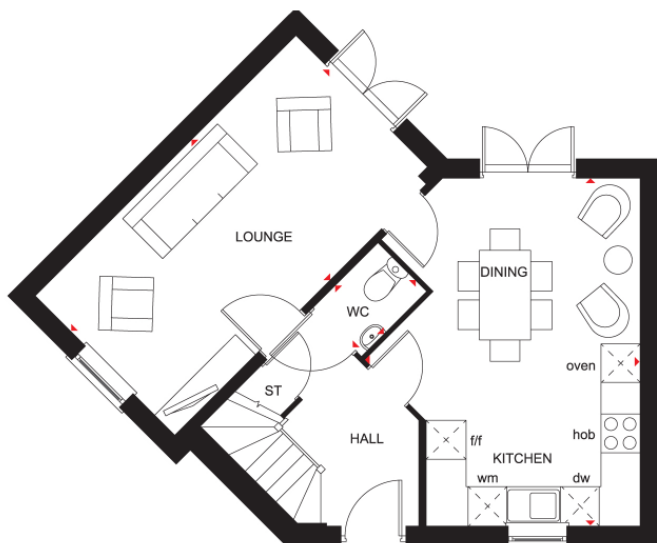
INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

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 (ind. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

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.

Helping *you* move



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 AGENTS: 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.