



Helping *you* move



2 Country Meadows, Market Drayton, TF9 3LR

A nicely presented Four Bedroom Detached House set on a Corner Plot, with Lounge and separate Dining Room, Conservatory, Landscaped Rear Garden, Garage and additional Driveway Parking.

Offers In Region Of
£315,000

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Overview

- Four Bedroom Detached House with Spacious Living Accommodation
- Corner Plot, Landscaped Rear Garden, Garage, Driveway Parking
- Entrance Hall, Guest WC, Kitchen & Utility/Breakfast Room
- Dal-Aspect Lounge, Dining Room and Conservatory
- Three Double and one generous Single Bedrooms, Stylish Shower Room with Walk-In Shower
- Council Tax Band – D
- Energy Rating - TBC



Brief Description

The front door opens to the Porch that leads to the Hallway, and both have really striking Minton tiled floors, as does the Guest WC to your left. To your right is the light and spacious Lounge with a bow window to the front, feature fireplace and an arch that leads through to the Dining Room - off which is the Conservatory overlooking the rear Garden. The Kitchen has a good range of modern, flat-fronted units with integrated dishwasher, fridge, oven with hob and extractor fan over and a really useful under stairs store - and off the Kitchen is the Breakfast Room/Utility with a breakfast bar and plumbing for your washing machine.

To the first floor is the Gallery Landing with airing cupboard and loft access, three double Bedrooms and a single Bedroom that's currently presented as a Home Office. Completing the accommodation is the stylish Shower Room with a walk-in shower and built-in storage.

To the front of the property, is a large Lawn and the Driveway leads up to the Garage giving you Parking for 2-3 cars.

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



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 main services, gas central heating and solar panels 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

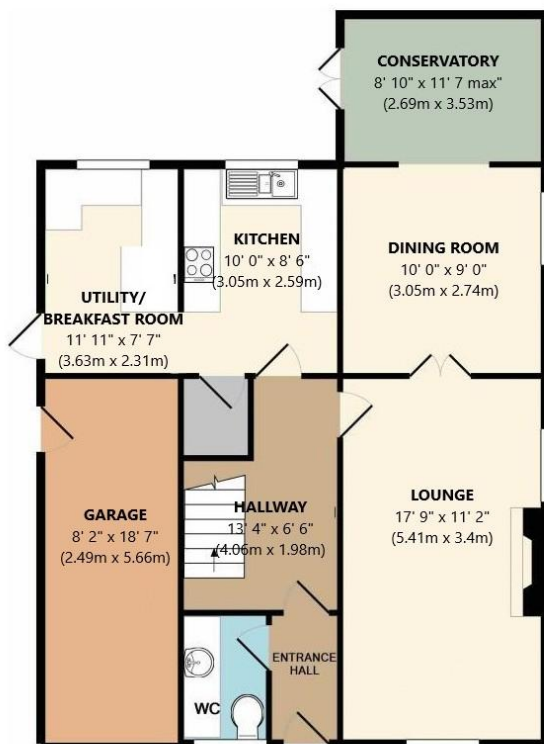
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



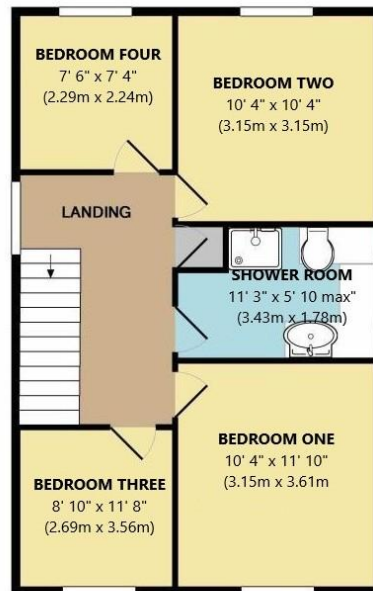
DIRECTIONS: From our office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road, straight across the mini roundabout and then left on Alexandra Road. Turn right on Shrewsbury Road, and after a mile bear right on Country Meadows and the property is the on your right and can be identified 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 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.



GROUND FLOOR
APPROX. FLOOR
AREA 954 SQ.FT.
(88.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 624 SQ.FT.
(57.9 SQ.M.)

This Floor Plan is Not to Scale
Please use as a Guideline to Layout Only

TOTAL APPROX. FLOOR AREA 1577 SQ.FT. (146.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

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