



Helping *you* move



Grinshill, 55 Buntingsdale Road, Market Drayton, TF9 1LP

Set in a lovely location towards the end of Buntingsdale Road, this Three/Four-Bedroom Detached House offers you spacious, flexible accommodation, with plenty of Driveway Parking, a large Garden and private Rear Courtyard. The property is offered to the market with No Upward Chain.

Offers In Region Of
£365,000

Overview

- Three/Four-Bedroom Detached House with No Upward Chain
- Dining Hall, Lounge, Office/Bedroom 4
- Open Plan Dining Kitchen, Utility, Cloaks/WC
- Principal Bedroom with Spacious En Suite, Two Further Double Bedrooms, Shower Room
- Driveway & Lawned Garden to Front, Courtyard Garden to Rear
- Council Tax Band – E
- EPC Rating - D



Brief Description

The Entrance Porch opens to the Dining Hall which has stairs to the first-floor Landing and double doors lead through to the Lounge - a lovely, light room with French doors out to the rear Courtyard. There's a large Dining Kitchen with space for a range cooker as well as a separate oven and hob, dishwasher and space for an American-style fridge freezer. Off the Kitchen is the Utility area and Cloaks WC, plus a second Reception Room that could be utilised as a Snug, Home Office/Craft Studio or as the Fourth Bedroom. To the first floor is the Principal Bedroom with En Suite, two further Double Bedrooms and the family Shower Room.

Externally, double iron gates open to the block-paved driveway with lawned garden to one side. A path leads round the outside of the property to the rear Courtyard - a super space for dining al fresco on a summer's evening!

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.

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. A new boiler was installed in 2023. 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

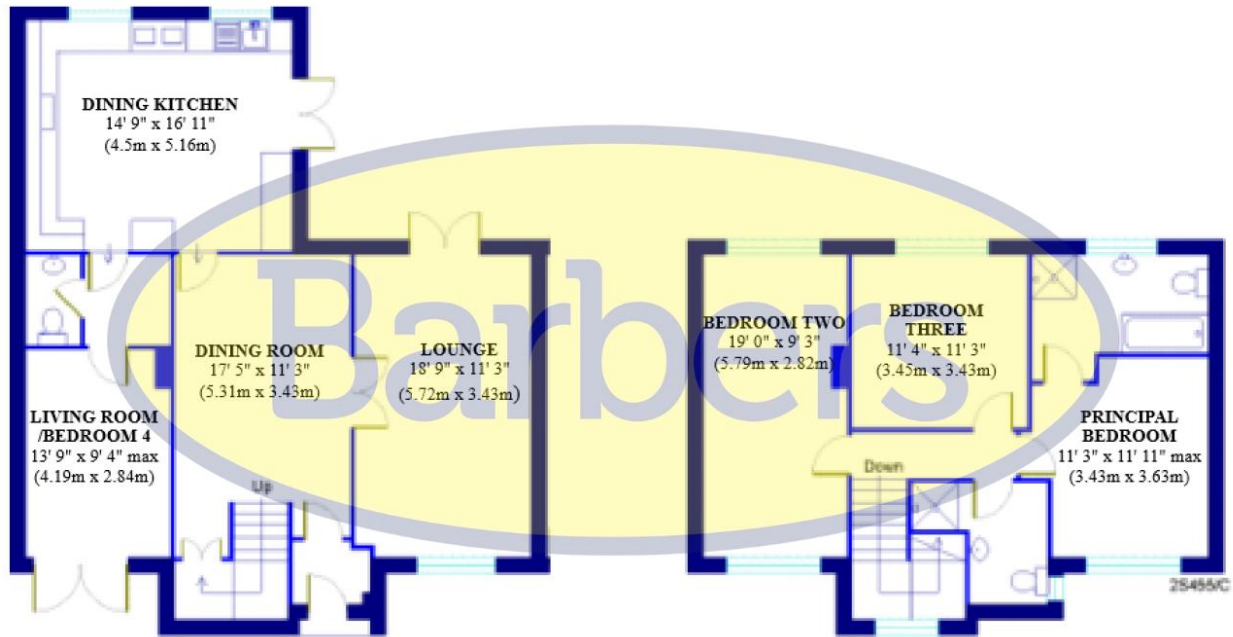
FOR MORE INFORMATION: Go to:
www.barbers-online.co.uk



DIRECTIONS: From our office on Maer Lane turn left, right by Nagington's Garage, left on Prospect Road left onto Alexandra Road. At the T-Junction turn right and then bear left just in front of Gill's Puddings on Buntingsdale Road - the property is towards the end of the lane on your left, and can be identified by our For Sale sign.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. These initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property you wish to buy. 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. This fee will need to be paid by you in advance, and is non-refundable.

INDEPENDENT MORTGAGE ADVICE: We are happy to introduce you to our Independent Mortgage Advisor who can work with you to find the best mortgage deal to suit your new house purchase needs.



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

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

