



Helping *you* move



## 81 Country Meadows, Market Drayton, TF9 3LP

A light and spacious Four Bedroom Detached House with an Open Plan Dining Lounge and a Kitchen that leads through to the Conservatory, Garage and Driveway Parking.

Offers In Region Of  
**£274,000**

## Overview

- Four Bedroom Detached House on a Corner Plot
- Highly Popular Residential Area
- Entrance Hall, Guest WC, Kitchen & Conservatory
- Open Plan Lounge/Dining Room
- Four Double Bedrooms, Bathroom
- Enclosed Lawned Rear Garden
- Single Garage, Driveway Parking
- Council Tax Band - D, Energy Rating - D



## Brief Description

The front door opens to the Hall off which is the Guest WC and to your right a door opens to the light and spacious Lounge which leads through to the Dining Room which has French doors out to the Conservatory. The Kitchen has a range of units with space for your cooker, dishwasher and a tall fridge freezer, and leads through the the Utility area and into the Conservatory.

A turning staircase from the Lounge lead up to the first floor Landing where you'll find four Double Bedrooms and the Family Bathroom with a shower over the bath.

Externally, there's Driveway Parking for two cars in front of the Garage and, being on a corner plot, the property has a larger-than-average enclosed rear Garden that's laid mainly to lawn.

## 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](mailto: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. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

**LOCAL AUTHORITY:** Shropshire Council  
Tel: 0345 678 9002

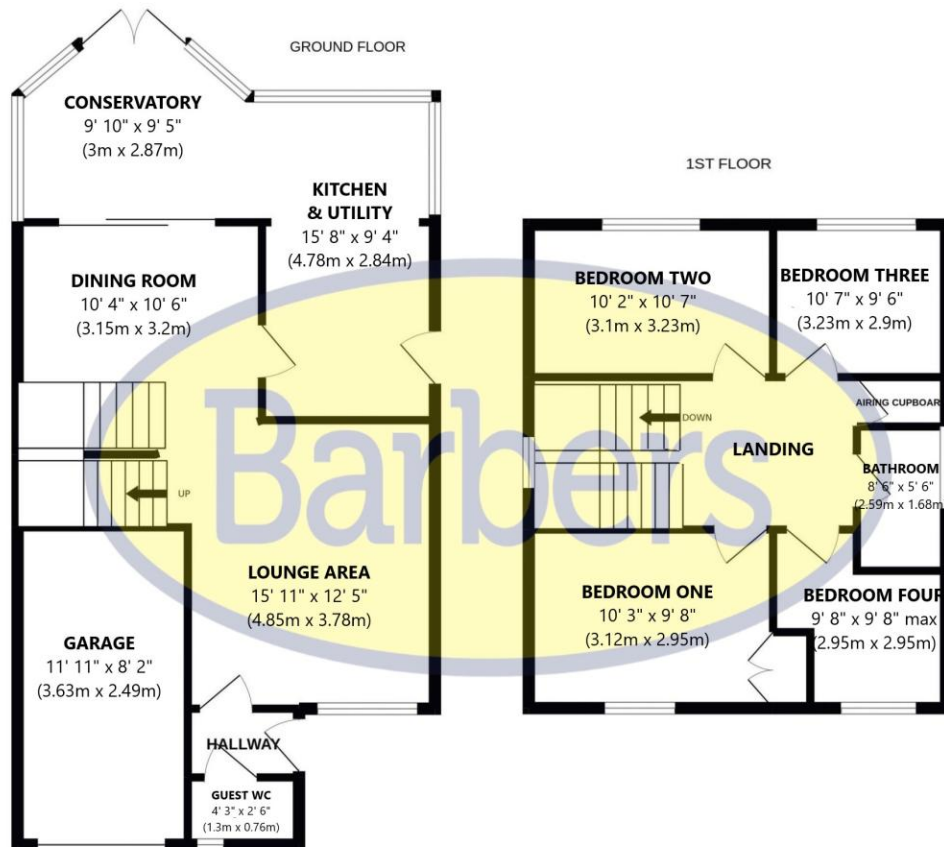
**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



**DIRECTIONS:** From our office on Maer Lane turn left, right at Nagingtons Garage, left on Prospect Road and then bear left on Alexandra Road. At the T-Junction turn right and after 0.5 miles turn right on Country Meadows, keep right 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

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

**BARBERS ESTATE AGENT: Tower House, Maer Lane,  
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