



Helping *you* move



## 41 Valley View, Market Drayton, TF9 1EA

Offered to the market with **\*\*No Upward Chain\*\*** is this generous Four Bedroom Detached House with a Lounge and separate Dining Room, Principal Bedroom with En Suite, Double Garage and enclosed rear Garden.

Offers In Region Of  
**£385,000**

## Overview

- Four Bedroom Detached House in a Highly Popular Residential Area
- No Upward Chain
- Entrance Hall, Guest WC, Breakfast Kitchen & Utility
- Lounge with French Doors to the Dining Room
- Principal Bedroom with En Suite
- Three Further Double Bedrooms, Bathroom
- Double Garage, Driveway Parking, Rear Garden
- Council Tax Band - E, Energy Rating - C



## Brief Description

To the ground floor, the welcoming Hallway gives access to the guest WC and leads through to a well- designed Breakfast Kitchen, complemented by a separate Utility Room. The generous Lounge features a bay window and double doors opening into the Dining Room, where patio doors provide a seamless connection to the rear Garden. Upstairs, the Principal Bedroom benefits from its own En Suite Shower Room. Three further Double Bedrooms offer excellent flexibility for family living, guests, or home working, and are served by the large family Bathroom.

Externally, the property enjoys a broad frontage with lawned Garden and Driveway Parking in front of the Double Garage. The rear Garden is a particular highlight-mainly laid to lawn, with a patio area and a selection of mature trees and shrubs providing both interest and privacy.

## 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 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.

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

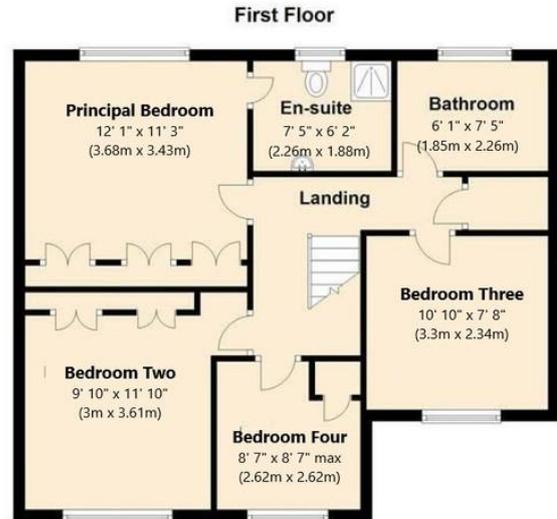
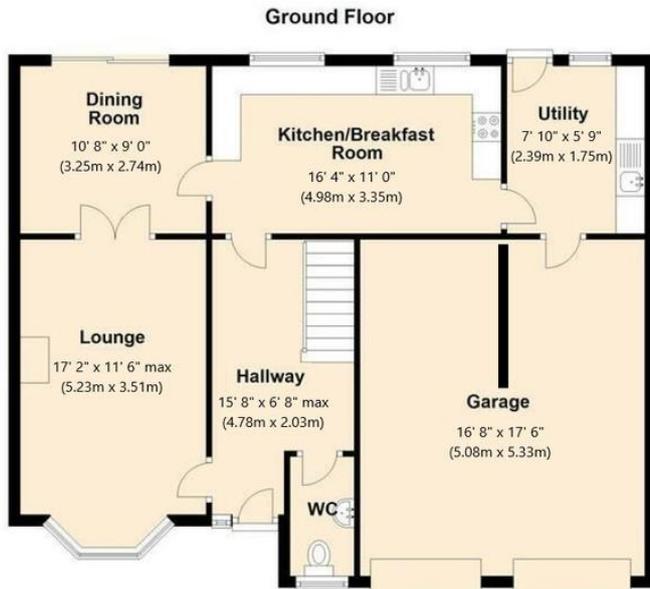
**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



**DIRECTIONS:** From our office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road and left on Alexandra Road. At Shrewsbury Road turn right, left on Buntingsdale Road, first left on Christchurch Lane and after 0.3 miles turn right on Valley View where the property is 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

All Measurements and 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,  
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