



Helping *you* move



39 Orwell Road, Market Drayton, TF9 3FX

A stunning Four-Bedroom Detached Family Home in a Sought-After Market Drayton Location with Dining Kitchen, two Reception Rooms, Principal Bedroom with En Suite and a Detached Garage. Offered with No Upward Chain.

Offers In Region Of
£415,000

Overview

- Beautifully presented Four Bedroom Detached House
- No Upward Chain
- Entrance Hall, Guest WC, Utility and Dining Kitchen
- Lounge, Sitting Room/Study
- Principal Bedroom with En Suite & Walk-In Wardrobe
- Three Further Double Bedrooms, Bathroom
- Enclosed Garden, Detached Garage, Driveway Parking
- Council Tax Band - F, Energy Rating - B



Brief Description

The welcoming Entrance Hall leads to a bright Living Room with a bay window and French doors to the Garden, a flexible second Reception Room which makes a great Snug or Home Office, guest W.C. and useful storage cupboard. At the heart of the home is a stylish Open-Plan Dining Kitchen with integrated appliances, generous dining space and French doors opening onto the rear garden, complemented by a separate Utility Room.

Upstairs, the Principal Bedroom benefits from an En-Suite Shower Room, while two further Double Bedrooms, a fourth generous Single Bedroom and a well-appointed family Bathroom provide excellent family accommodation.

Outside, the enclosed rear Garden features a patio, lawn and decking areas, perfect for relaxing and entertaining. A Driveway and Garage provide ample parking and storage.

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.



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. 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

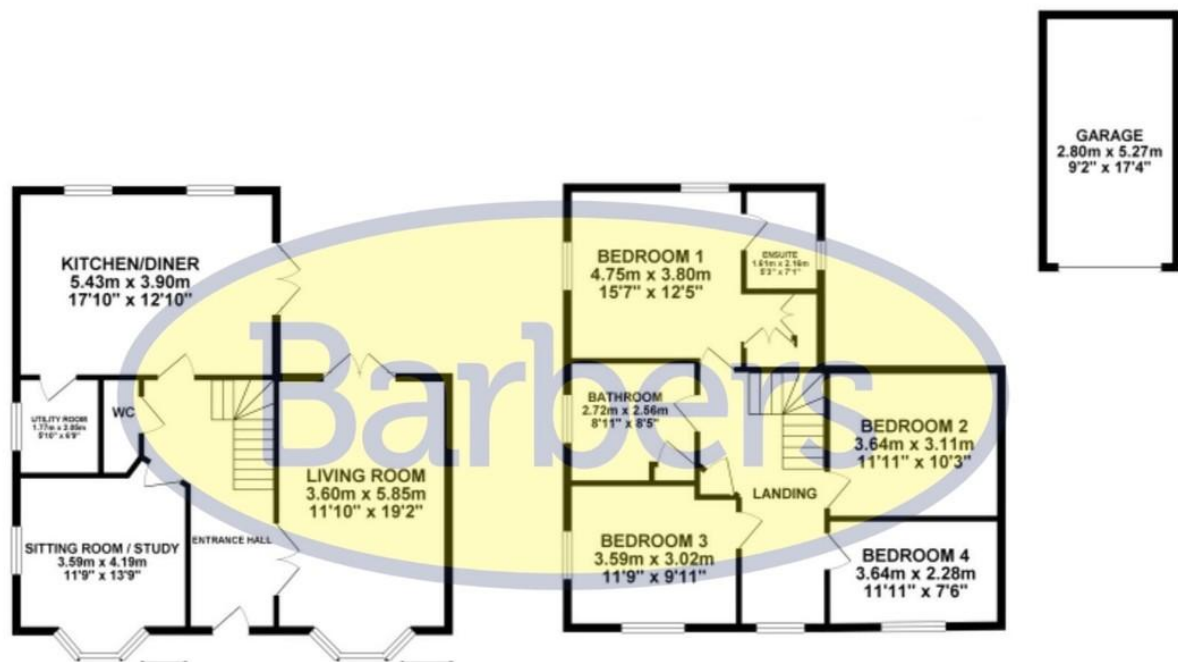
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From our office turn left onto Maer Lane. At the mini island turn right onto Cheshire Street and the roundabout, go left on the A53. Turn left on Blandford Way and right on Orwell Road. Keep left 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

TOTAL FLOOR AREA : 154.33 sq. m. (1661.17 sq. ft.) approx.

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.

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