



Helping *you* move



19 Sambrook Crescent, Market Drayton,  
TF9 1NG

\*No Upward Chain\* A beautifully appointed Four-Bedroom Detached Home set on a generous corner plot, offering stylish living spaces, a generous Breakfast Kitchen, Principal Bedroom

Offers In Region Of  
**£490,000**

### Overview

- Four Bedroom Detached House offered with \*No Upward Chain\*
- Generous Corner Plot, Garage, Driveway Parking
- Entrance Hall, Study, Guest WC
- Lounge with Inglenook Fireplace, Dining Room, Conservatory
- Principal Bedroom with En Suite, Three Further Double Bedrooms, Bathroom
- Mature Rear Garden
- Council Tax Band - F, Energy Rating - C



### Brief Description

To the ground floor is the Hall off which are stairs to the first floor and the Guest WC. To your left is the Sitting Room and to your right is the Lounge with an open fire set in a feature inglenook fireplace. Double doors lead to the Dining Room which leads to the generous Conservatory. The Breakfast Kitchen has an excellent range of units with integrated dishwasher, fridge, freezer and an electric range-style cooker with five gas burners and extractor fan over, with a Breakfast Room with patio doors to the Garden, and the Utility has a door through to the integral Garage which has a an electric roller door.

To the first floor is the Principal Bedroom with En Suite with corner shower, three further Double Bedrooms and the Family Bathroom.

The mature rear Garden has a central lawn, a block paved circular patio and a log store. The front Garden wraps around the side of the property, and the Driveway and Garage combined will give you Parking for 3-4 cars.

### Location

The property is within walking distance of the Shropshire Union Canal, and to the edge of Market Drayton – a busy town with a weekly street market, and an excellent range of supermarkets, amenities including a large Medical Center, and sports facilities including a large indoor swimming pool, and the well-regarded Grove High School.

The A53 gives excellent access to Shrewsbury, Telford and Newcastle-under-Lyme, with Nantwich, Newport and Whitchurch all within easy reach.



# 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

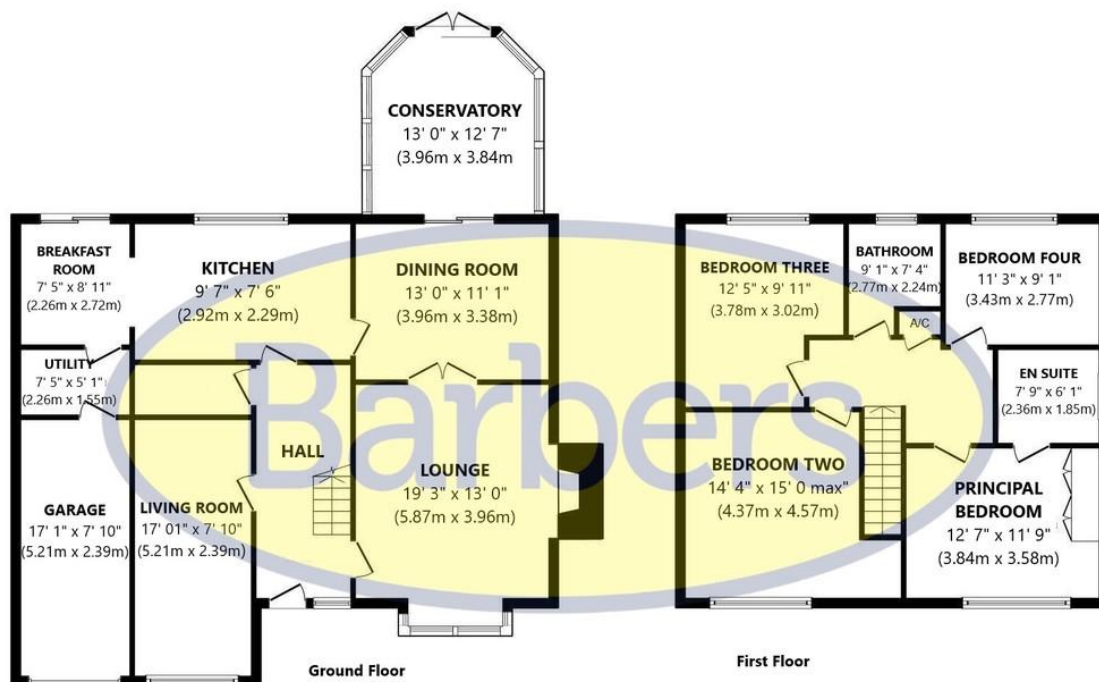
**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



**DIRECTIONS:** From our offices on Maer Lane turn right, right on Smithfield Road and then go over the first two min-roundabouts and then left on Stafford Street. Go over the canal bridge and then turn left on Sambrook Crescent where the property is at the opening to the first cul-de-sac 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 186.0 sq. m. (2,002 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com



## 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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