Barbers

Helping *you* move









Farlings, 5 The Paddocks, Market Drayton, TF9 3UE

A light and spacious Four-Bedroom Detached House that just oozes potential! Offered with No Upward Chain, with two Reception Rooms, Principal Bedroom with En Suite, Double Garage and mature rear Garden

Offers in the Region of

£325,000

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Overview

- Four Bedroom Detached House in a Highly Popular Residential Area
- No Upward Chain
- Entrance Hall, Guest WC, Snug/Home Office
- Kitchen, Dining Room, Living Room & Conservatory
- Principal Bedroom with En Suite
- Mature Rear Garden with Lawn & Patio
- Double Garage, Driveway Parking
- Council Tax Band - E, Energy Rating - D



Brief Description

Farlings is a spacious four-bedroom detached family home occupying a generous corner plot in a highly desirable residential location. Offering excellent scope for modernisation, it provides a fantastic opportunity to create a superb long-term family home.

The accommodation includes an entrance hall, guest WC, snug/home office, fitted kitchen, dining room, spacious lounge, and conservatory overlooking the rear garden. Upstairs, the principal bedroom benefits from an en suite, alongside two further double bedrooms, a single bedroom, and a family bathroom.

Outside, the property features ample driveway parking, a double garage with electric roller door, and an enclosed rear garden with a generous lawn and patio area enjoying afternoon sunshine.

Location

Market Drayton is a historic market town, known for its weekly street market held every Wednesday, with a market charter dating back to 1245.

Offering an excellent range of everyday amenities, the town is home to The Grove School with Sixth Form, an indoor swimming pool, doctors' surgeries, dentists, supermarkets, independent shops, cafés and a variety of sports and leisure clubs. The picturesque Shropshire Union Canal also passes through the town, providing attractive waterside walks and recreational opportunities.



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.

LOCAL AUTHORITY: Shropshire

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendor's solicitor.









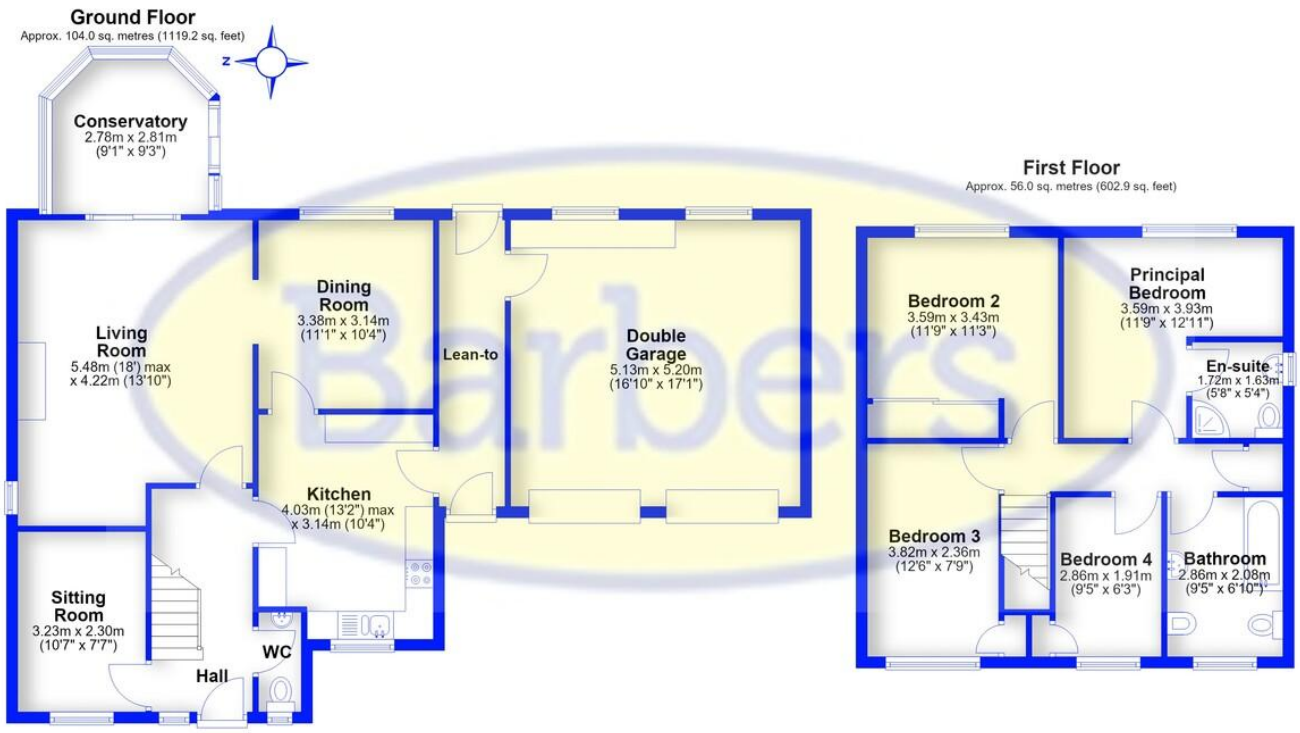


DIRECTIONS: From our office on Maer Lane, turn left then right at Nagington's Garage, left on Prospect Road and then right on Croft Way. First right on The Paddocks where the property is on your left and can be identified by our For Sale sign.

INDEPENDENT MORTGAGE ADVICE: 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. When you make an offer, MoveButler will contact you and they cost £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

AI PHOTOGRAPHS: We may use AI to enhance the clarity and colours of photographs.



Total area: approx. 160.0 sq. metres (1722.1 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.





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**

BARBERS ESTATE AGENT: Tower House, Maer Lane, Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

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 but, please contact us before viewing the property.