



Helping *you* move



1 Grove Gardens, Market Drayton, TF9 1HG

This spacious Three Bedroom Detached Bungalow is set in a large wraparound Garden Plot on one of Market Drayton's most sought-after residential developments - with a Double Garage and the added benefit of being offered to the market with No Upward Chain.

Offers In Region Of
£475,000

Overview

- Three Bedroom Detached Bungalow
- No Upward Chain
- Entrance Hall, Shower Room, Bathroom
- Spacious Lounge, Dining Room
- Kitchen, Utility, Walk In Store Room
- Generous, Enclosed Gardens with Vegetable Garden
- Double Garage plus Driveway Parking
- Council Tax Band - E, EPC Rating C



Brief Description

The L-Shaped Hallway has a large, walk-in store and there's a very spacious Lounge with pocket doors open to the Dining Room, the Kitchen has a good range of cream Shaker-style units with integrated fridge, double electric oven, gas hob with extractor fan over and has space for a dish washer - and a Utility. Bedroom One has two double built-in wardrobes, Bedroom Two is currently being used as a Snug and Home Office, Bedroom Three is another double bedroom, and completing the accommodation are a Bathroom and a Shower Room.

Externally, the property has so much to like! The property has a tall laurel hedge which wraps round the mature, landscaped Gardens to the front and side, and a large Kitchen Garden to the rear.

Location

Market Drayton is a busy market town with a weekly Wednesday street market whose charter dates back to 1245. The town has a High School, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops and Supermarkets. There's a good range of sports clubs including Squash, Tennis, Cricket and Football.

A wider range of shops and facilities can be found in 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.



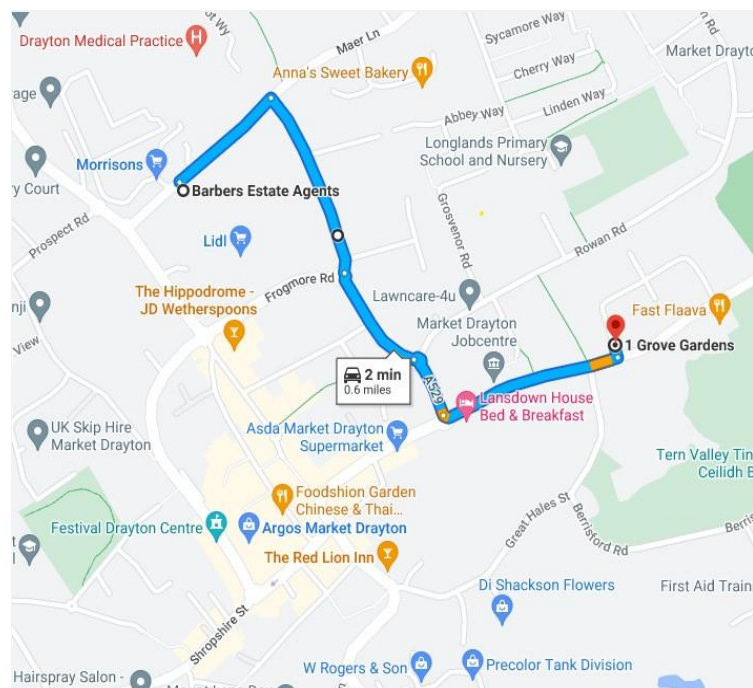
Useful Information

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, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

FOR MORE INFORMATION: Go to: www.barbers-online.co.uk



DIRECTIONS: From our office on Maer Lane turn right and then right again on Smithfield Road, going straight on at the first two mini roundabouts, At the third roundabout, bear left on Stafford Road, then Grove Gardens is on your left and the property is the first one on your right with the double gates and laurel hedge, and can be identified by our For Sale Sign.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



TOTAL AREA: APPROX. 1772.9 SQ. FEET

Plan produced by www.firstpropertieservices.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

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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