



Helping *you* move



39 Valley View, Market Drayton, TF9 1EA

A beautifully presented Four Bedroom Detached House with an impressive Open Plan Kitchen/Dining/Family Room, Principal Bedroom with En Suite, Landscaped Garden and Driveway Parking for 3-4 Cars - and is offered to the market with No Upward Chain.

Offers In Region Of
£475,000

39 Valley View

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Overview

- Beautifully Presented Four Bedroom Detached House
- No Upward Chain
- Entrance Hall, WC, Study/Gym, Utility, Garage Store
- Open Plan Kitchen/Family Room
- Principal Bedroom with En Suite, Family Bathroom
- Three Further Bedrooms - one presented as a Dressing Room
- Landscaped Rear Garden
- Driveway Parking for 3-4 Cars
- Council Tax Band – E
- Energy Rating - C



Brief Description

To the ground floor is the Hallway, Cloaks/WC, Lounge which has a large bay window and inset fireplace with oak mantle over, Home Office/Gym with air-conditioning, Open Plan Kitchen/Dining/Family Room with a large central island with a striking quartz surface and breakfast bar, two sets of tri-folding doors and media wall, Utility, Boot Room and Garage Store.

To the first floor is the Principal Bedroom with a wall of built-in wardrobes, air conditioning and an En Suite with double walk-in shower, Bedroom Two is a good-size double room and Bedroom Three is a generous single room. Bedroom Four is currently presented as a Dressing Room, and the stylish family Bathroom with a free-standing bath and vanity unit housing the wash basin and WC. The high specification continues with air-conditioning, spotlights to the ceiling and an engineered oak floor.

Externally, to the front is a wide block-paved driveway and to the rear is a landscaped, terraced garden with patio entertaining areas, lawn and mature trees and shrubs.

Location

Market Drayton is a busy market town with a weekly street market that dates back to its original charter in 1245. The town has The Grove School, an Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs.

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.



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

SERVICES: We are advised that all mains services and gas central heating are available. There is also air conditioning to the Kitchen/Family Room, Office/Gym and the Principal Bedroom. 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

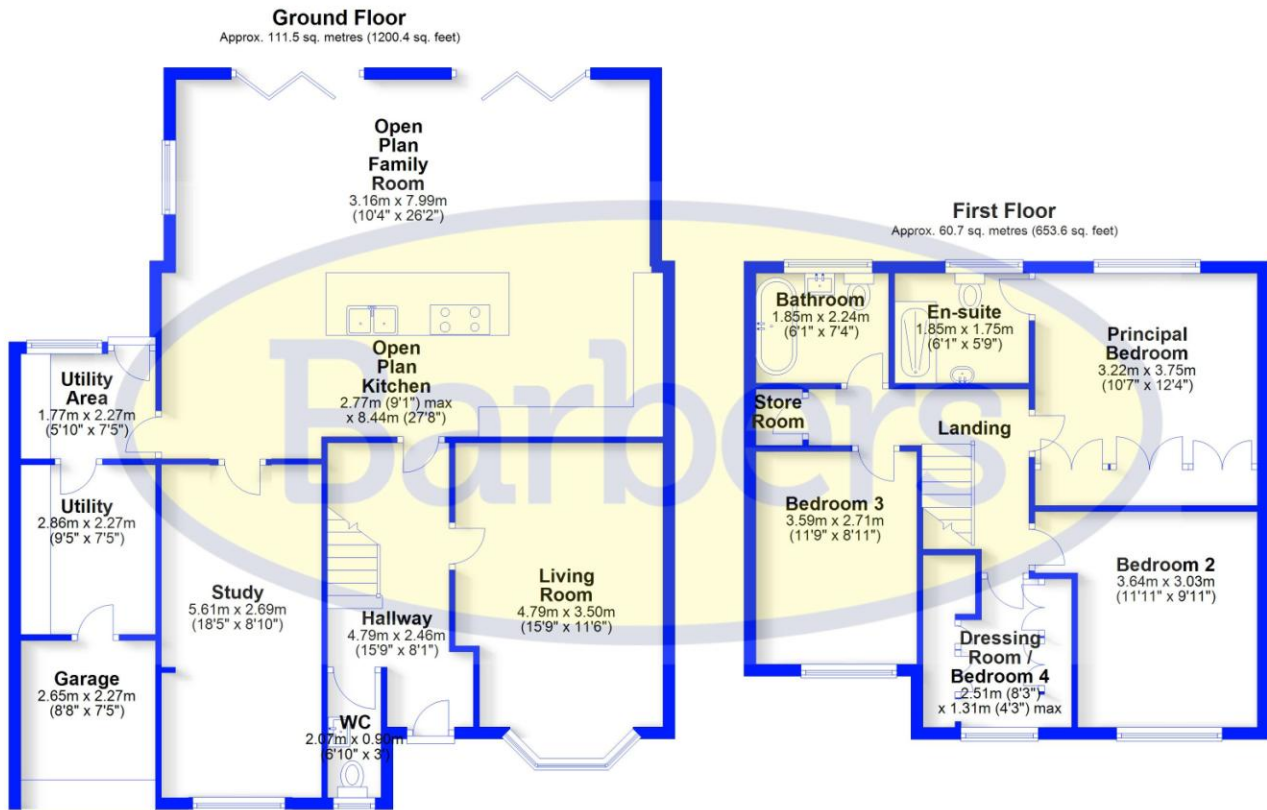
TENURE: Freehold



DIRECTIONS: From our office on Maer Lane turn left, right at Nagington's Garage then left on Prospect Road. Follow the road over the first mini roundabout and the bear left on Alexandra Road. At the T-Junction with Shrewsbury Road turn right and after 0.4 miles turn left in front of Gill's Puddings onto Buntingsdale Road, first left onto Christchurch Lane and turn right on Valley View. Keep right and the property will be on your left at the bottom of hill.

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. 172.2 sq. metres (1854.0 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

BARBERS ESTATE AGENT: Tower House, Maer Lane,
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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.