



Helping *you* move



## Cherry Trees, 34 Bentleys Road Market Drayton, TF9 1LJ

A beautifully presented Four Bedroom Detached House in a tucked away location - with a smart Dining Kitchen, Principal Bedroom with En Suite, new Conservatory and Double Garage with electric car charging point.

Offers In Region Of  
**£450,000**

## Overview

- Four Bedroom Detached House
- Popular Cul-de-Sac Location
- Entrance Hall, Cloaks/WC, Utility
- Dining Room/Snug, Modern, Well-Equipped Dining Kitchen
- Spacious Lounge, Conservatory
- Principal Bedroom with En Suite
- Mature, Landscaped Gardens with Patio & Ornamental Pond
- Double Garage with Electric Door, Car Charging Point, Driveway Parking
- Council Tax Band – F
- Energy Rating - B



## Brief Description

The front door opens to the L-shaped Hallway and to your right is the Dining Room/Snug and the Cloaks/WC, and to your left is the Lounge with French doors leading out to the rear Garden. Double doors lead through to the smart, modern Dining Kitchen with an excellent range of flat fronted units with quartz work surfaces and peninsular breakfast bar complemented by the ceramic tiled floor, and the Utility. French doors from the Dining Kitchen lead out to the new Conservatory with further French doors out to the Garden.

The Principal Bedroom has two double built-in wardrobes and matching drawers and an En Suite with double walk-in shower. Bedrooms Two and Three are both double rooms, and Bedroom Four is presented as a fully fitted Home Office.

There's a Double Garage with electric doors and car charging point, and the Garden wraps around three sides of the house with patio areas and ornamental pond.

## 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.

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.



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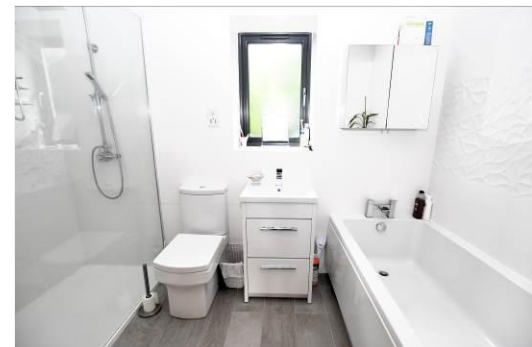
01630 653641



### 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)

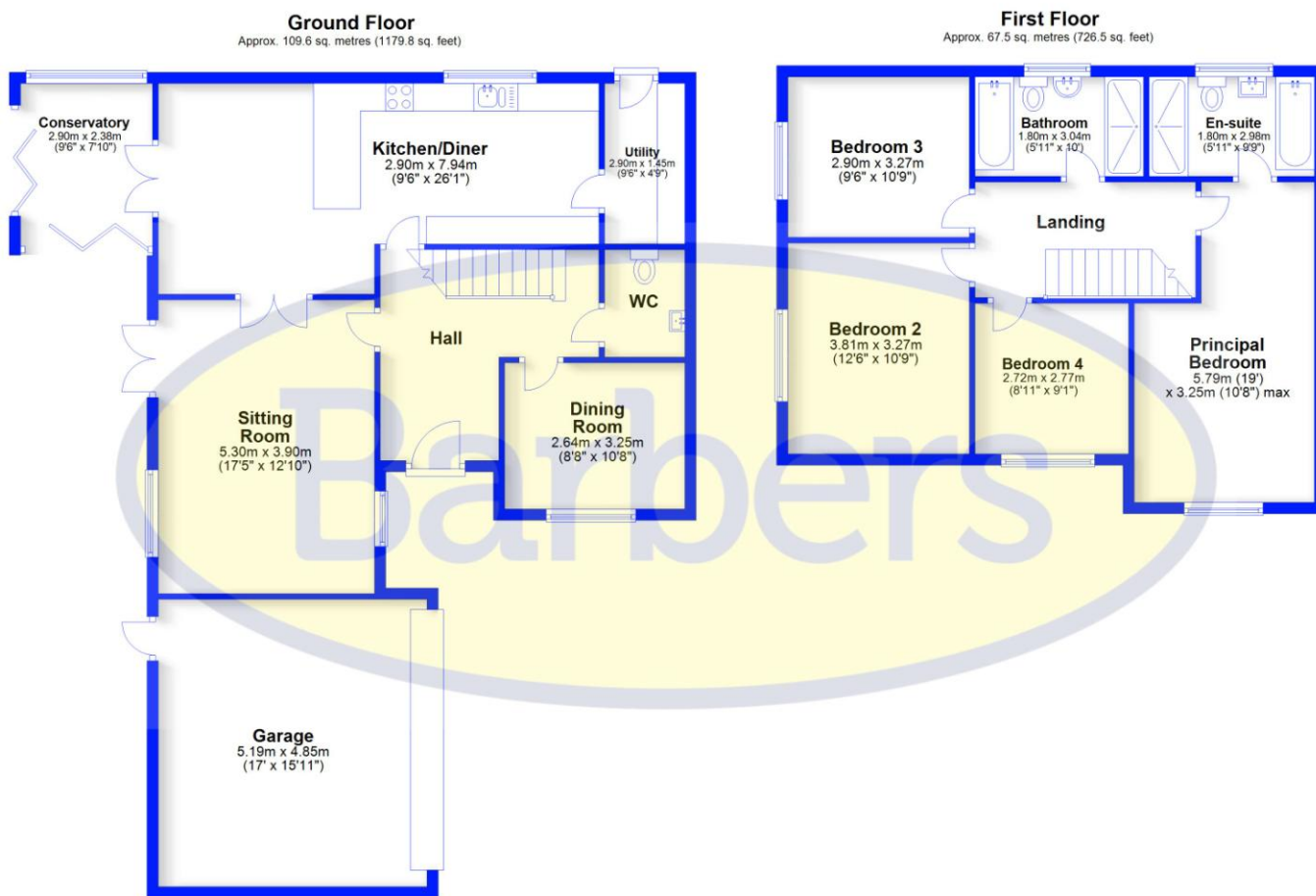
**SERVICES:** We are advised that all mains services and gas central heating are available, underfloor heating to the ground floor, solar panels and an electric car charging point. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile please visit the Ofcom website. <https://checker.ofcom.org.uk>



**DIRECTIONS:** From our office on Maer Lane turn left, then right at Nagington's Garage, left on Prospect Road, over the mini roundabout and then left on Alexandra Road. At the T-junction turn right on Shrewsbury Road and after 0.4 miles bear left on Bentleys Road - after 0.1 miles bear right on the driveway to the cul-de-sac and Cherry Trees is the last property in the corner on your left.

**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. 177.1 sq. metres (1906.4 sq. feet)

Plan produced by [www.firstpropertyservices.co.uk](http://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



## Selling your home?

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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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