



Holly Cottage, 14 Clive Road, Market Drayton

Helping *you* move



Holly Cottage, 14 Clive Road, Market Drayton,
Shropshire, TF9 3DJ

Freehold £290,000



- Beautiful Detached Period Property
- Large Reception Hall
- Lounge, Sitting Room
- Country Style Dining Kitchen
- Utility Room, Cloakroom/wc, Garage
- Three Double Bedrooms
- Master En-Suite, Family Bathroom
- Driveway Parking, Attractive Gardens

"Holly Cottage is a truly delightful period property dating back to 1878 which has been beautifully styled throughout to include a range of both lovely original features and modern-day comforts. The property sits on a generous corner plot with a gravelled driveway for two cars, garage, a good sized lawned garden and an attractive courtyard with a host of established flowering plants and shrubs. On entering the property through the enclosed porch, you will find a spacious hall with original period features. From the hall is the large country style dining kitchen, utility, cloakroom wc and pedestrian access to the garage. Returning to the hall you can access the cosy lounge, as well as a further sitting room, currently used as a study, with French doors to the garden. Onto the first floor off the galleried landing area there is a master bedroom with en-suite shower room, two further double bedrooms and a bathroom. Not forgetting the convenient location being close to the local infants and primary schools and the town centre, this lovely home is guaranteed to prove popular!"



LOCATION

Market Drayton is a popular North Shropshire market town on the Staffordshire/Cheshire borders. It is on the River Tern, between Shrewsbury and Stoke on Trent and was formerly known as Drayton in Hales and is listed in the Domesday Book. In 1245 King Henry III granted a charter for the weekly Wednesday market, giving the town its current title. The market is still held every Wednesday. The Shropshire Union Canal runs through the town and Market Drayton offers a wide variety of amenities such as schools, specialist and high street shops, supermarkets and health and leisure facilities. The larger centres of Newcastle under Lyme, The Potteries, Crewe, Stafford, Telford and Shrewsbury are within commutable distance.

SERVICES

We are advised that all mains services are available with gas fired central heating. 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.



RECEPTION HALL - 13' 9" x 10' 11" (4.19m x 3.33m)

Having the timber and glazed main entrance door, quarry tiled floor, exposed ceiling beams, period open fireplace with feature surround, window to the front, radiator, built in under stairs storage area, stairs to first floor, doors to sitting room and dining kitchen and door to;

LOUNGE - 13' 0" x 12' 3" (3.96m x 3.73m)

With an open chimney recess housing a log burner fireplace with brick hearth and solid wood beam over, polished wood floorboards, decorative coved ceiling, picture rail, two windows to the front and side and radiator.

SITTING ROOM - 12' 2" x 9' 6" (3.71m x 2.9m)

With French doors leading to the garden, picture rail and radiator.

DINING KITCHEN - 16' 7" x 11' 4" (5.05m x 3.45m)

Having a range of fitted country style wall, drawer and base units with wood work surfaces over, tiled splash backs, Belfast sink with mixer tap over, space and plumbing for dishwasher, space for range cooker with concealed extractor fan over, breakfast bar, exposed ceiling beams, window to the front, two windows to the side, tiled floor and door to;



FRONT PORCH - 6' 6" x 3' 2" (1.98m x 0.97m)

With a timber and glazed exterior door, door to small outdoor courtyard area and door to;

UTILITY ROOM - 10' 5" x 5' 11" (3.18m x 1.8m)

Having a fitted wall and base unit, stainless steel sink and drainer, tiled splash backs, space and plumbing for washing machine and tumble dryer, quarry tiled floor, window to the front, radiator, door to the garage and door to;

CLOAKROOM/WC - 4' 7" x 3' 10" (1.4m x 1.17m)

Having a low level wc, corner wash hand basin, quarry tiled floor, window to the side and radiator.

GARAGE - 17' 9" x 9' 9" (5.41m x 2.97m)

With an up and over door, power and light and eaves storage.

LANDING AREA - 11' 4 max" x 11' 2 max" (3.45m x 3.4m)

(Including a study area) with a window to the rear, polished wood floorboards, exposed ceiling beam, radiator and doors to;

MASTER BEDROOM - 13' 2" x 12' 0" (4.01m x 3.66m)

With an open fireplace with feature surround, two windows to the front and side, polished wood floor boards, radiator and timber sliding door to;

EN-SUITE SHOWER ROOM - 5' 9" x 5' 5" (1.75m x 1.65m)

Having a fitted suite that includes a pedestal wash hand basin, low level wc and a large shower cubicle. Also with exposed wood floor boards, ladder radiator and feature circular window to the front.

BEDROOM TWO - 16' 9" x 11' 5" (5.11m x 3.48m)

With two windows to the front and side, exposed wood floor boards, loft access and radiator.

BEDROOM THREE - 11' 11" x 9' 6" (3.63m x 2.9m)

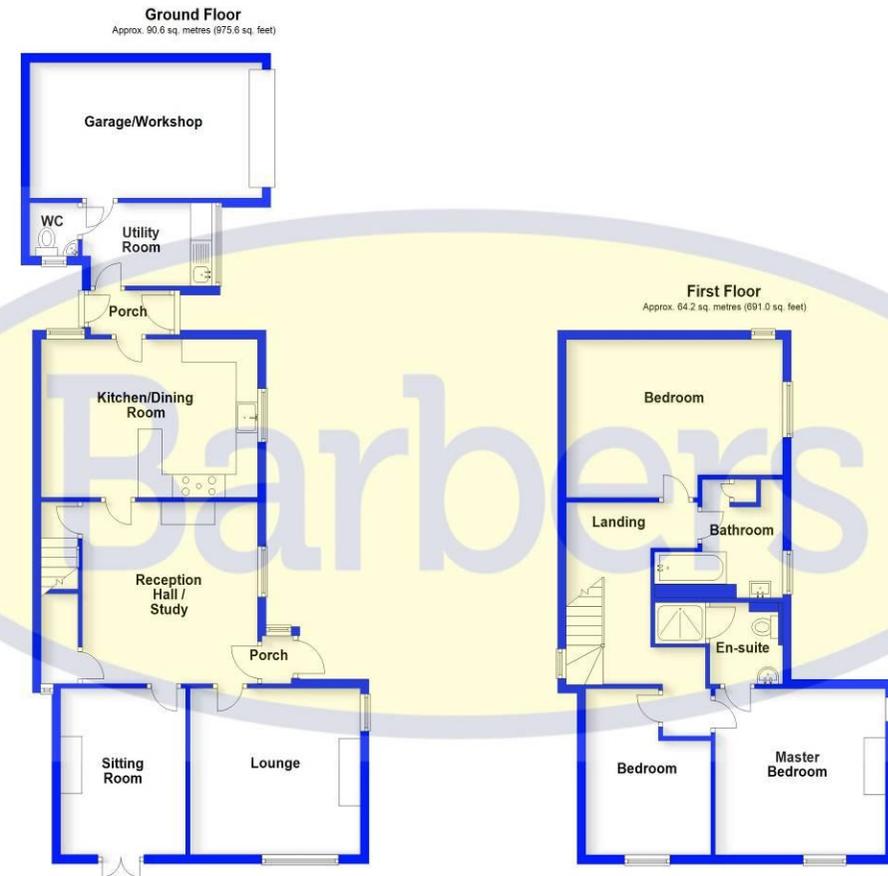
With window to the side, open fireplace with feature surround and quarry tiled hearth, painted wood floor and radiator.

BATHROOM - 9' 10" x 8' 6 max" (3m x 2.59m)

Having a fitted suite that includes a panelled bath with mixer shower over, pedestal wash hand basin and low level wc. Also with tiled splash backs, recess with shelving, built in storage cupboard, ladder radiator and window to the front.







Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92-106) A	81
(81-91) B	
(69-80) C	
(57-67) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

Total area: approx. 154.8 sq. metres (1666.6 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only 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.

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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

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