



Helping *you* move



8 Grotto Road, Market Drayton,
Shropshire, TF9 3DY

Three Bedroom Semi Detached Cottage with Large Garden -
OFFERED WITH NO UPWARD CHAIN!

Offers In Region Of
£240,000

Overview

- Semi Detached Cottage
- Offered With No Upward Chain
- In Need of Updating
- Boasting Great Potential
- Large Garden & Outbuildings
- Two Reception Rooms
- Sun Room
- Breakfast Kitchen with Walk-in Pantry
- Ground Floor Shower Room
- Three Double Bedrooms
- Off Road Parking
- Energy Rating - F



Being offered with no upward chain, this semi detached cottage although being in need of updating has great potential to be a lovely home with plenty of outside space. Also situated with-in walking distance to the town centre and schools, the location is also going to make this property a popular choice for many prospective buyers. The living accommodation provides two reception rooms, breakfast kitchen with a walk-in pantry, ground floor shower room, sun room and three good sized bedrooms to the first floor. There is a generous lawned garden positioned at the side of the property which is nicely bordered by a high privet hedge, along with a parking area which can be accessed via a five bar gate. There is also a detached double garage, two detached timber workshops, a brick outbuilding, log store, a garden shed and a courtyard area.

LOUNGE

13' 0" x 10' 11" (3.96m x 3.33m)

DINING ROOM

13' 0" x 11' 0" (3.96m x 3.35m)

KITCHEN

11' 8" x 8' 11" (3.56m x 2.72m)

WALK-IN PANTRY

6' 8" x 3' 0" (2.03m x 0.91m)

SHOWER ROOM

8' 10" x 4' 8" (2.69m x 1.42m)

SUN ROOM

11' 8" x 6' 2" (3.56m x 1.88m)

BEDROOM ONE

14' 6" x 13' 0" (4.42m x 3.96m)

BEDROOM TWO

13' 0" x 10' 11" (3.96m x 3.33m)

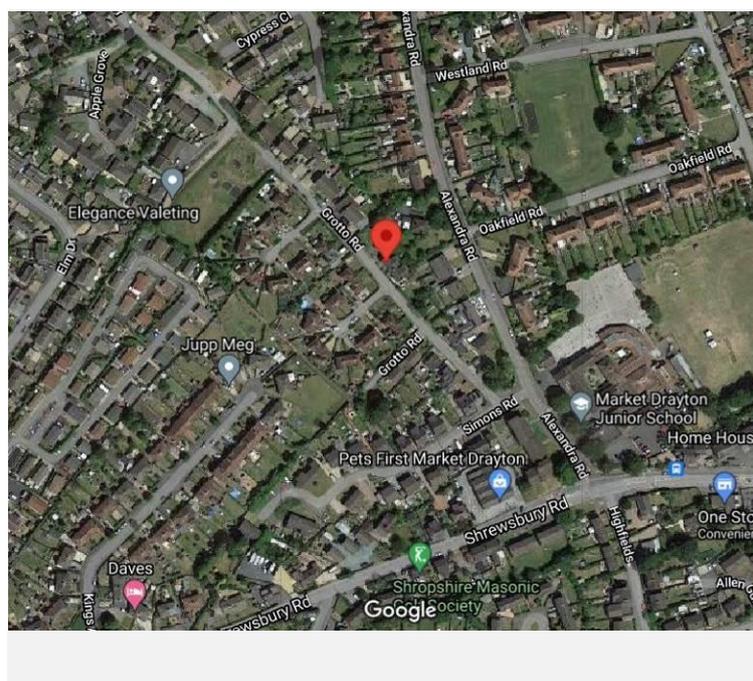
BEDROOM THREE

17' 1" x 8' 11" (5.21m x 2.72m)



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 all within commutable distance.



Directions

From our office at Maer Lane turn left. At the first mini island turn right and then at the next mini island turn left into Prospect Road. Continue along and take the second exit off the next mini island into Alexandra Road and continue straight until taking the next turning on the right hand side into Simons Road and then immediately right onto Grotto Road where you will find the property on the right hand side which can be identified by our for sale board.

Services

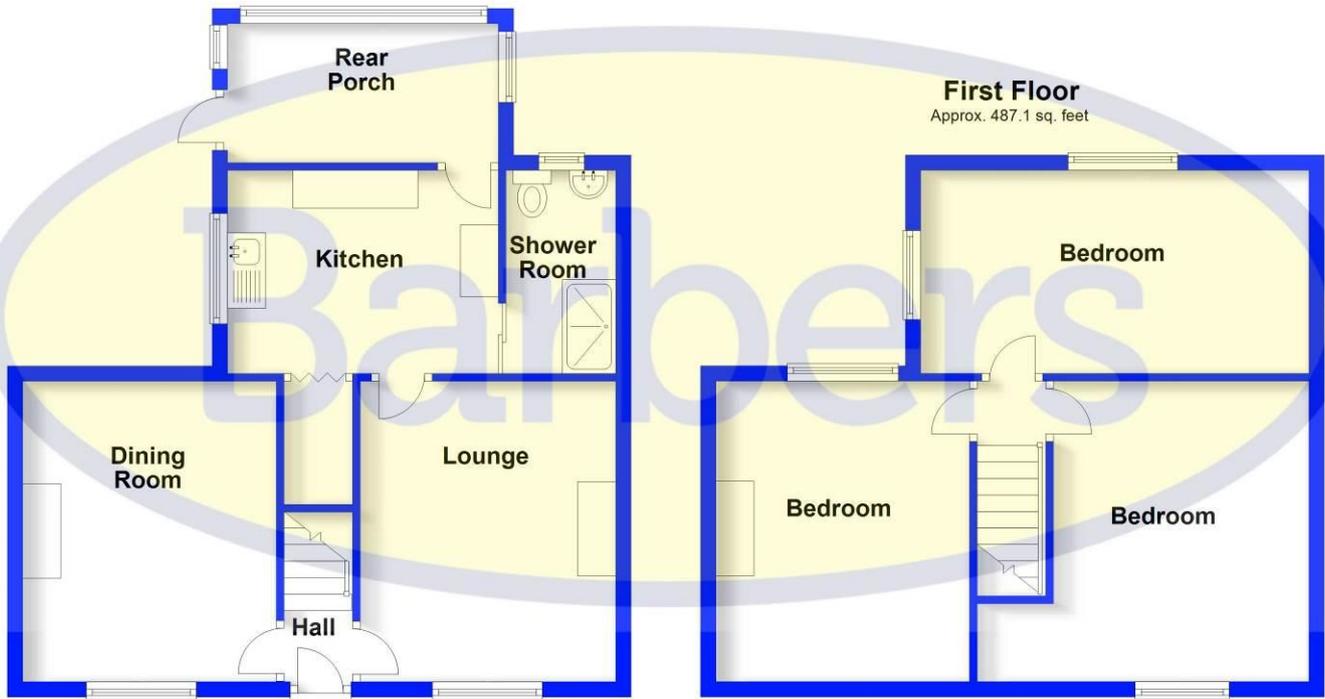
We are advised that mains electric, water and drainage available with gas fired central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

Ground Floor

Approx. 561.4 sq. feet

First Floor

Approx. 487.1 sq. feet



Total area: approx. 1048.5 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.

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.

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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.