



Helping *you* move



## Wycoller, Adderley Road, TF9 3SW

Wycoller is a fabulous Family Home! It has Four Double Bedrooms, a Home Office that would make an excellent Guest Bedroom, an impressive Garden Room, gorgeous Gardens – and a large Driveway for several vehicles plus a large, detached Double Garage... this is a property that needs to be viewed to truly appreciate all that it provides!

Offers in the Region of  
**£550,000**



## Overview

- Four Bedroom Detached Family House in a Great Location for Town
- Entrance Hall, Cloaks/WC,
- Breakfast Kitchen, Utility, Laundry
- Home Office/Guest Bedroom
- Lounge, Snug & Dining Room
- Impressive Garden Room with Bi-Fold Doors
- Four Double Bedrooms, New En Suite and New Bathroom
- Stunning, Generous Mature Gardens
- Council Tax Band – E
- EPC Rating - C



## Brief Description

Off the Hallway is the Cloaks/WC and the Kitchen which leads through to the Utility, Laundry Room and onto the Home Office which would make a great Guest Bedroom. To the rear of the property is a real showstopper of a Garden Room with Bi-Fold doors that open fully to the Garden - plus a Dining Room, and a spacious, dual aspect Lounge with Snug area. Off the Gallery Landing is the Principal Bedroom with new En Suite, three further Double Bedrooms and a smart, new Bathroom.

Heading into the rear Garden and you'll need to pause for a moment to take it all in! A stream runs through the Garden with most of the lawned area being over the bridge, a pergola walk with clematis and jasmine, herbaceous borders and fruit trees. To the front is a wide Driveway giving you Parking for 3-4 vehicles including space for a motorhome or caravan, and a large, Detached Double Garage.

## 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.





# 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](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services are available with gas central heating. The property also has fully owned solar panels. 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, Tel: 0345 678 9002

**TENURE:** Freehold

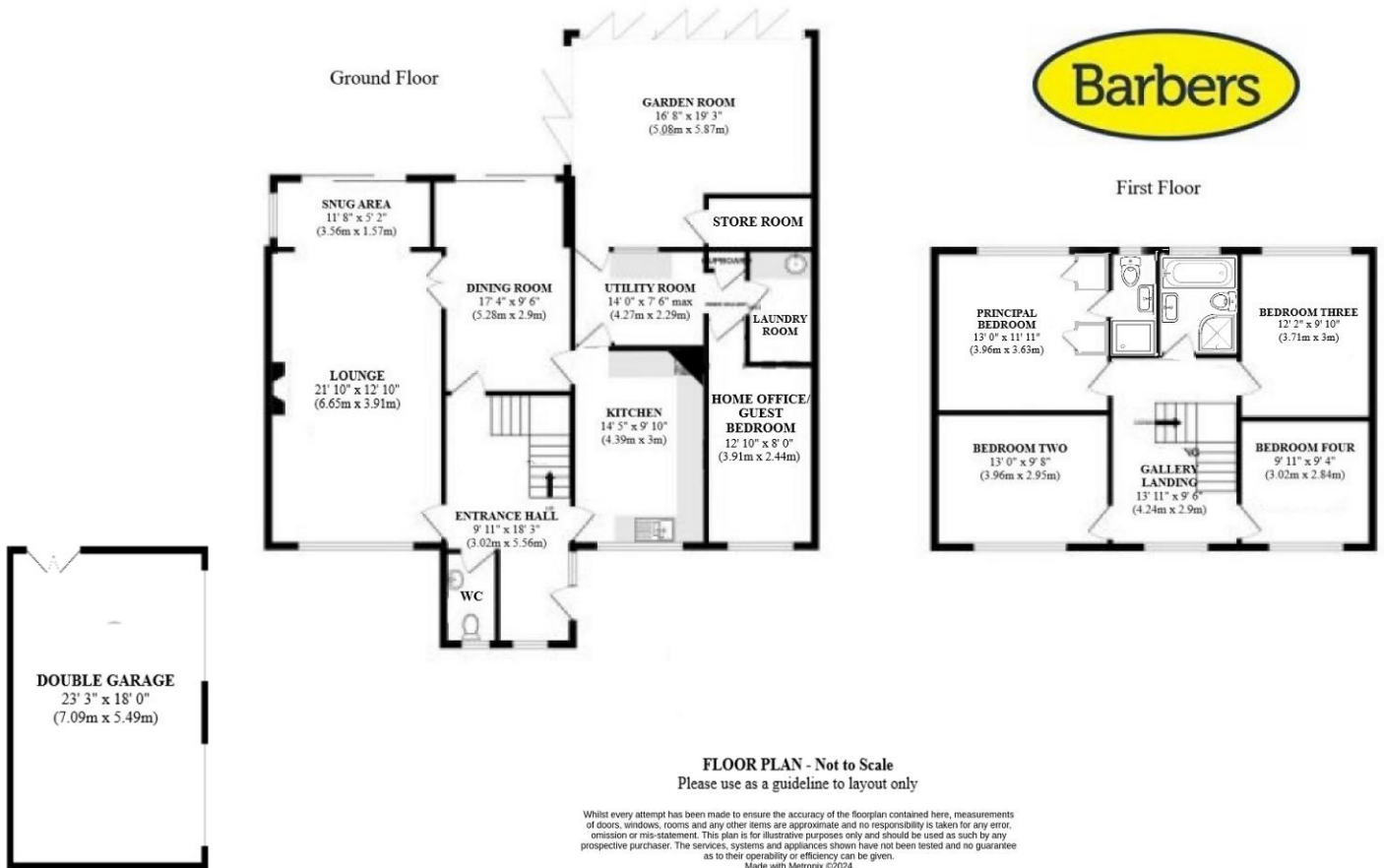


**DIRECTIONS:** From our Office on Maer Lane turn left and then right by Nagington's Garage. Follow A529 over the bridge and the property is on your left immediately after the turning into Hampton Drive.

**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.

**TENURE:** We are advised that the property is Freehold, and this will be confirmed by the Vendors Solicitor. Vacant possession upon completion.



## 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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