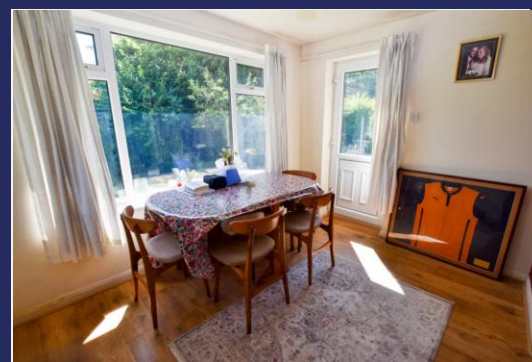




Helping *you* move



6 Holly Close, Market Drayton, TF9 3HY

A light and spacious, extended Five Bedroom Detached House on this attractive, quiet cul-de-sac with a good-size Garden, Garage and Driveway Parking.

Offers In Region Of
£325,000

6 Holly Close

Market Drayton, TF9 3HY

Helping *you* move

Overview

- A Five Bedroom Detached House with spacious Living Accommodation
- Entrance Hall, spacious Living Room, Dining Room
- Modern Kitchen, Sun Room
- Four Double and One Single Bedrooms, Shower Room
- Generous, Mature Rear Garden
- Open Front Aspect, Driveway Parking, Single Garage
- Council Tax Band - D, Energy Rating - C



Brief Description

The front door opens to the welcoming Hallway with stairs to the first floor and to your left is the light and spacious Lounge with a bow window overlooking the front garden. The Lounge leads through to the Dining Room which, in turn, leads through to the Garden Room that overlooks the pretty rear Garden. The Breakfast Kitchen is a lovely light space, with a good range of Shaker-style units with integrated oven with hob and extractor fan over, space for your washing machine and a tall fridge freezer, a cupboard housing the Baxi Combi boiler, a large larder cupboard and door out to the rear Garden.

To the first floor are the four Double Bedrooms and a single Bedroom which would make the perfect Nursery or Home Office, and completing the accommodation is the Shower Room with a walk-in Shower.

Externally, the open-aspect to the front gives a real sense of light and space, and there's a good-size rear Garden with a patio area, garden shed, lawn, and a mature hedge and shrub borders. There's an integral single Garage with the potential for off-road Parking for 3-4 cars.

Location

Market Drayton is a busy market town with a weekly street market every Wednesday, the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs, and access to the Shropshire Union Canal.

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. 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: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



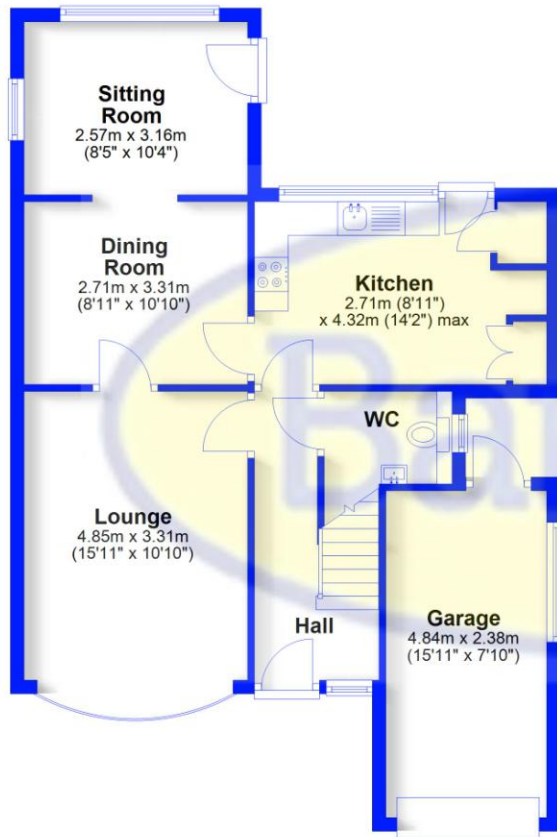
DIRECTIONS: From our Office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road and, at the second mini-roundabout, bear right and then immediately left on Farcroft Road. Take the 5th left turn onto Holly Close where the property is on your right.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

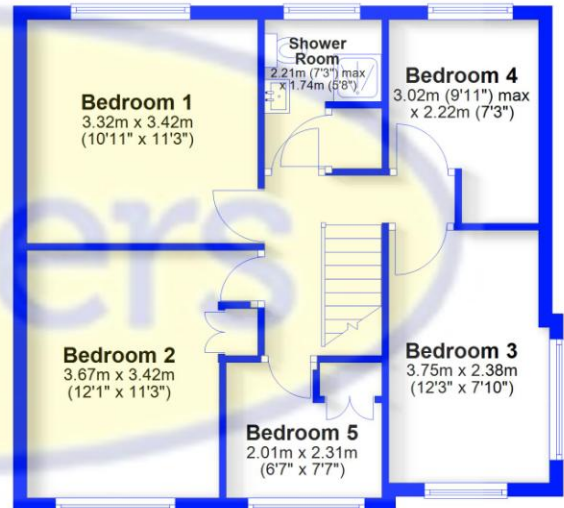
Ground Floor

Approx. 65.7 sq. metres (707.0 sq. feet)



First Floor

Approx. 53.5 sq. metres (576.2 sq. feet)



Total area: approx. 119.2 sq. metres (1283.2 sq. feet)

Plan produced by 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 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**

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,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

