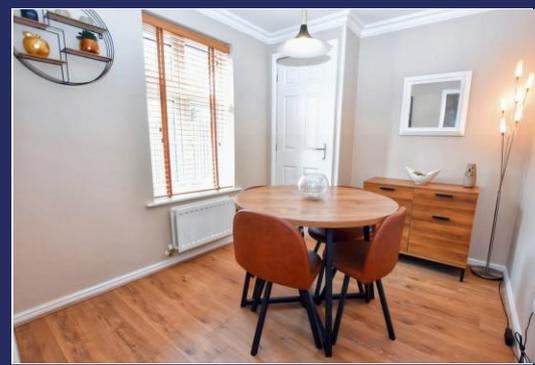




Helping *you* move



## 25 Priors Lane, Market Drayton, TF9 3UQ

A smart, light and spacious Three Bedroom Detached House tucked away on this highly desirable residential development. With Lounge, Dining Room and Conservatory, Principal Bedroom with En Suite, and a Double Garage.

£295,000

## Overview

- Three Bedroom Detached House that's Nicely Presented Throughout with Spacious Living Accommodation
- Entrance Hall, Guest WC, Dining Room & Lounge with French Doors
- Breakfast Kitchen, Conservatory
- Principal Bedroom with En Suite Bathroom, Two Further Bedrooms, Bathroom
- Enclosed Rear Garden, Double Garage & Driveway Parking
- Council Tax Band - D, Energy Rating - C



## Brief Description

The front door opens to the Hallway and to the ground floor is the Guest WC, a spacious Lounge with French doors out to the Garden, the Dining Room, modern Kitchen with integrated dishwasher, washing machine, double oven and a gas hob with extractor fan over, space for an American-style fridge freezer, a pullout larder cupboard and a walk-in pantry. Off the Kitchen is the large Conservatory with French doors out to the rear Garden which has two timber deck areas, one currently housing a hot tub, a gravelled seating area and generous lawn with mature hedge and shrubs.

Returning to the house and heading upstairs, and the Bedrooms are set around the central landing. The Principal Bedroom has two built-in double wardrobes and an En Suite with a double shower. Bedroom Two is another spacious double room, and Bedroom Three has a large built-in wardrobe. Completing the accommodation is the stylish Bathroom.

The property has two parking spaces in front of the two Garages to the front of the house.

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

**SERVICES:** We are advised that all main 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

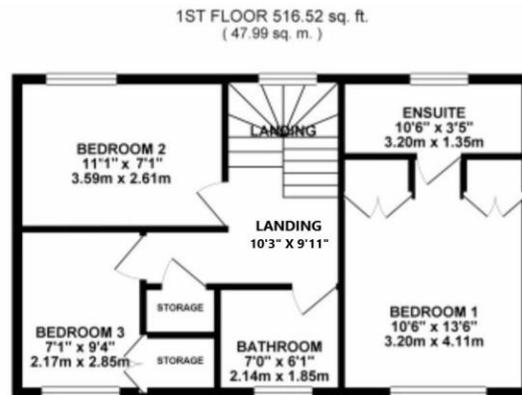
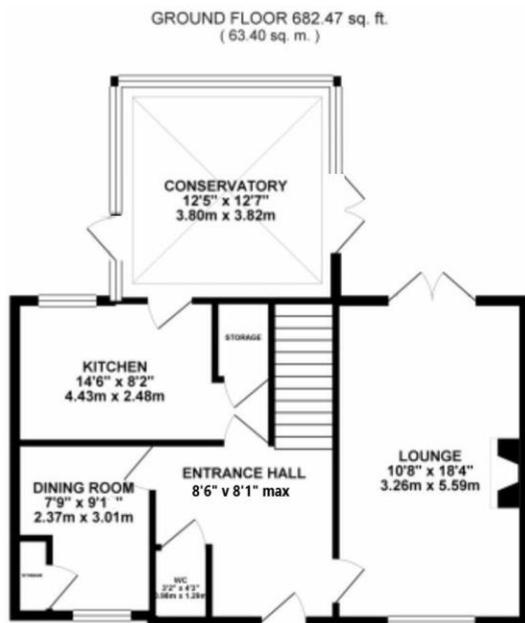
**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



**DIRECTIONS:** From Market Drayton take the A41 towards Tern Hill, turning left on Bridge Road, right onto Chancel Drive and keep right onto Priors Lane. After approximately 500 meters turn left into this small cul-de-sac where the property is directly in front of you and the parking is to 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



TOTAL FLOOR AREA: 1198.99 sq. ft. (111.39 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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](mailto:marketdrayton@barbers-online.co.uk)

