



Helping *you* move



9 Stafford Street, Market Drayton, TF9 1HX

Set in the heart of Market Drayton, this unique property offers you a historic, Grade II Listed Three Bedroom House that's full of original features, with a modern One Bedroom Annex, two Garages and plenty of off-road Parking.

For Sale by the **Modern Method of Auction** – please contact us for more details.

Auction Guide Price

£345,000

Overview

- Three Bedroom Detached Character House With Annex
- Living Room, Dining Kitchen, Dining Room, Utility, Laundry Room, WC, Inner Hall, Cellar
- Three Bedrooms, Bathroom, Roof Terrace
- Annex with Lounge, Kitchen, Bedroom & Shower Room
- Two Garages, Off Road Parking
- Council Tax Band – B, Energy Rating for Annex – D
- For Sale by the Modern Method of Auction – please call us for details



Brief Description

To the main house is full of original charm and features, including wall and ceiling beams throughout. There's a Dining Room, a Lounge with a log burning stove set in a feature brick fireplace, Dining Kitchen with a good range of Shaker-style units with granite effect work surfaces, a Belfast sink, Smeg 5-burner range-style cooker, integrated dishwasher and fridge and built-in larder cupboard, Laundry Room, Utility/Store/Boot Room with a Belfast sink and WC. To the first floor are three double Bedrooms with Bedroom Two having access to the Roof Terrace and completing the accommodation to the main house is the Bathroom with a free-standing bath.

The separate Annex has a spacious Living Room, inner Hall, Kitchen, Shower Room, and the double Bedroom.

Externally, there's a Roof Terrace over part of the extension to the rear, two Garages and very generous Parking area.

Location

The property is set in the heart of the North Shropshire town of Market Drayton - 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.

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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>
LOCAL AUTHORITY: Shropshire Council

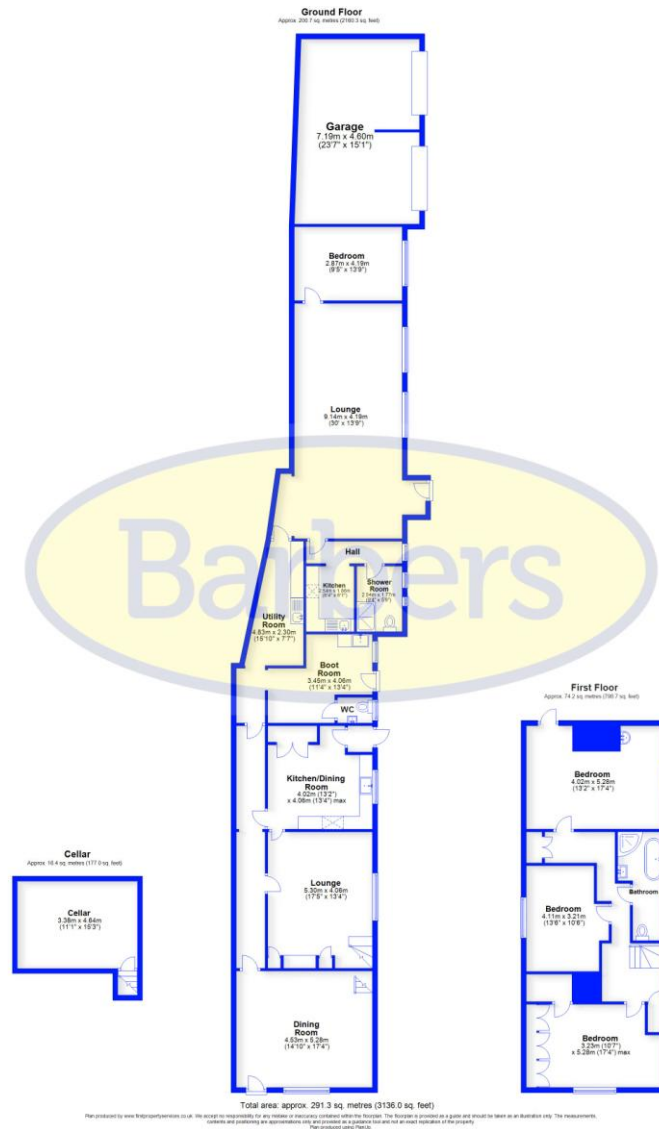


DIRECTIONS: Turn right out of our office in Maer Lane, right into Smithfield Road, left at the mini-island and right at the next island. At the T-Junction, turn right onto Stafford Street passing Asda and the property on the right-hand side which can be identified by our For Sale board.

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.

MODERN METHOD OF AUCTION: Please contact us on 01630 653641 for more details of the process of buying this property through the Modern Method of Auction.



Annex Images



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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