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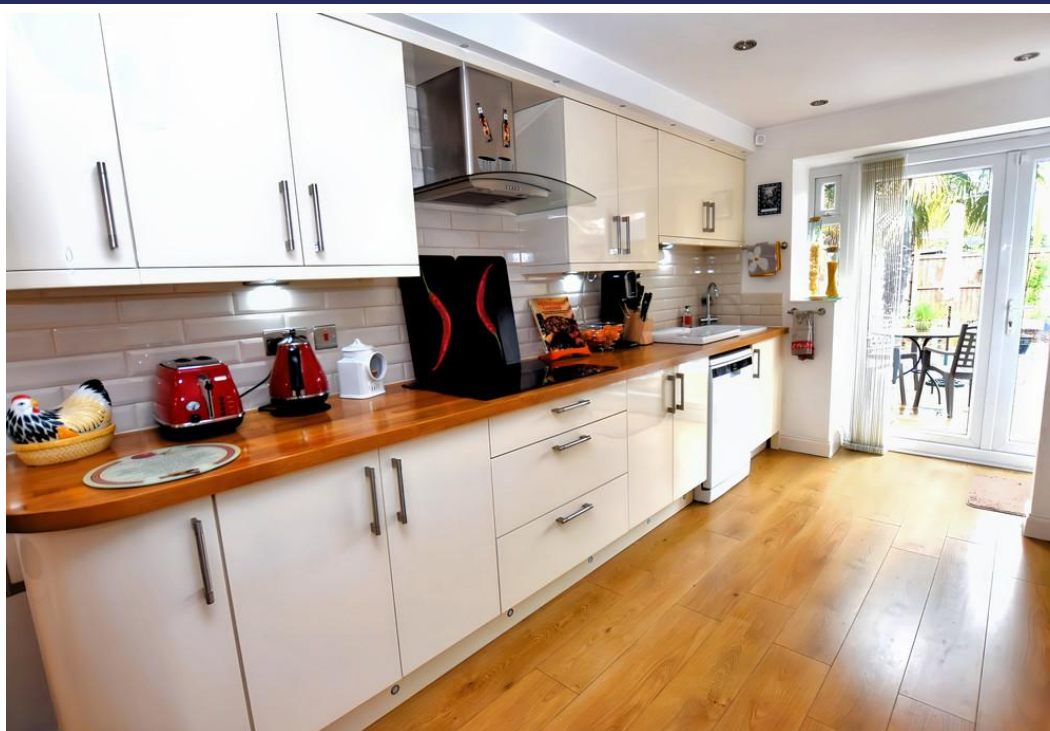
17 Drayton Grove, Market Drayton, TF9 3AD

A beautifully presented Four Bedroom Detached House spacious Lounge, smart Dining Kitchen, Principal Bedroom with En Suite and Newly Landscaped Rear Garden - with No Upward Chain.

Offers In Region Of
£345,000

Overview

- Four Bedroom Detached House
- Beautifully Presented, No Upward Chain
- Entrance Hall, Ground Floor WC
- Large Utility, Garage Store Room
- Welcoming Lounge with Box Bay Window
- Smart Open Plan Dining Kitchen
- Principal Bedroom with En Suite
- Newly Landscaped Rear Garden with Timber Pergola
- Driveway Parking
- Council Tax Band – D
- Energy Rating - B



Brief Description

To the ground floor is the Hallway with stairs up to the first floor and access to the ground floor Cloaks/WC, a large Utility Room, Garage Workshop/Store, warm and welcoming Lounge and a stylish Dining Kitchen with an excellent range of flat fronted units with integrated ceramic hob with extractor fan over, integrated microwave, two ovens, larger store and fridge freezer, with space for your washing machine and French doors out to the rear Garden. To the first floor, there's the Principal Bedroom with En Suite, a further Double Bedroom, Bedroom Three being presented as a Hobby Room and Bedroom Four as a Home Office and the modern main Bathroom.

One of the standout features of this property is the newly landscaped, south-facing Rear Garden. It has a patio seating area, gravelled low-maintenance central area, large garden shed, further bark covered area that will be perfect as a kitchen garden or play area - and a timber pergola seating area that's just perfect for dining alfresco! To the front is driveway Parking for 2-3 cars.

Location

Market Drayton is a busy market town with a weekly street market every Wednesday whose charter dates back to 1245, and to the edge of town is the Shropshire Union Canal. The town has the Grove School with Sixth Form, Primary Schools, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs.



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 are available, with gas central heating and 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

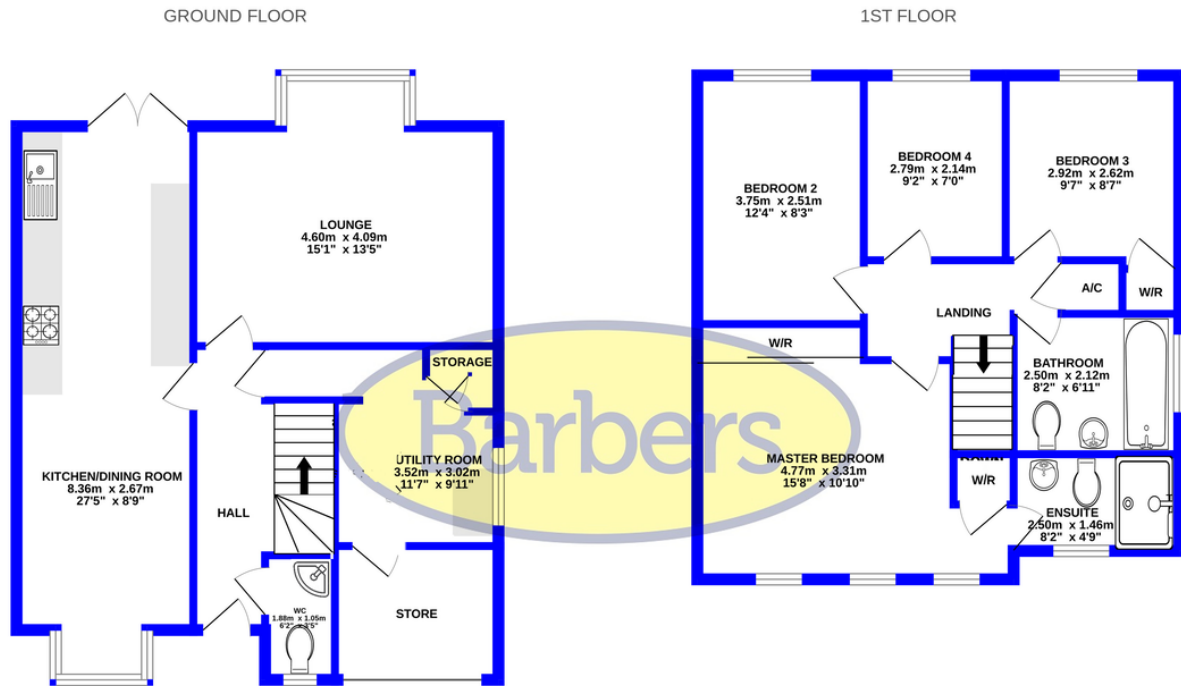
FOR MORE INFORMATION: Go to: www.barbers-online.co.uk



DIRECTIONS: From our office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road, left on Drayton Road and follow the road round to your left where you'll find the property on your left and it can be identified by our For Sale sign.

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.



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,
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