



Helping *you* move



4 Glendon Close, Market Drayton, TF9 1NX

Offered with No Upward Chain, this is a light and spacious Three Bedroom Detached House set on a quiet cul-de-sac, with an Open Plan Dining Kitchen, enclosed Garden and a Garage plus Driveway Parking.

Offers In Region Of
£290,000

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Overview

- Three Bedroom Detached House with No Upward Chain
- Popular Residential Area
- Entrance Porch, Inner Hall, Utility, Guest WC
- Lounge, Open Plan Dining Kitchen, Utility
- Two Double and One Single Bedrooms, Bathroom
- Enclosed Rear Garden with Decked Seating Area
- Single Garage, Driveway Parking
- Council Tax Band - C, Energy Rating - D



Brief Description

The front Porch has a door to your right that leads to the inner Hall and the modern Utility and has a door through to the Garage. The main Hallway has stairs to the first floor Landing and a door to the Guest WC. The Lounge is a lovely light space with a floor to ceiling window and a feature fireplace housing a log burning stove. The Open Plan Dining Kitchen has a good range of kitchen units with integrated dishwasher, fridge and freezer, a Leisure range cooker with six gas burners, a feature glass brick wall over the sink and sliding patio doors out to the rear Garden.

Moving to the first floor and the Bedrooms are set around the Gallery Landing which has Loft access and an airing cupboard housing the Ideal Logic central heating boiler. Bedroom One has a range of built-in wardrobes and Bedroom Two is another double Bedroom. Bedroom Three is a generous single room and the Bathroom has a mains shower over the bath, WC, wash hand basin and heated towel rail radiator.

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

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

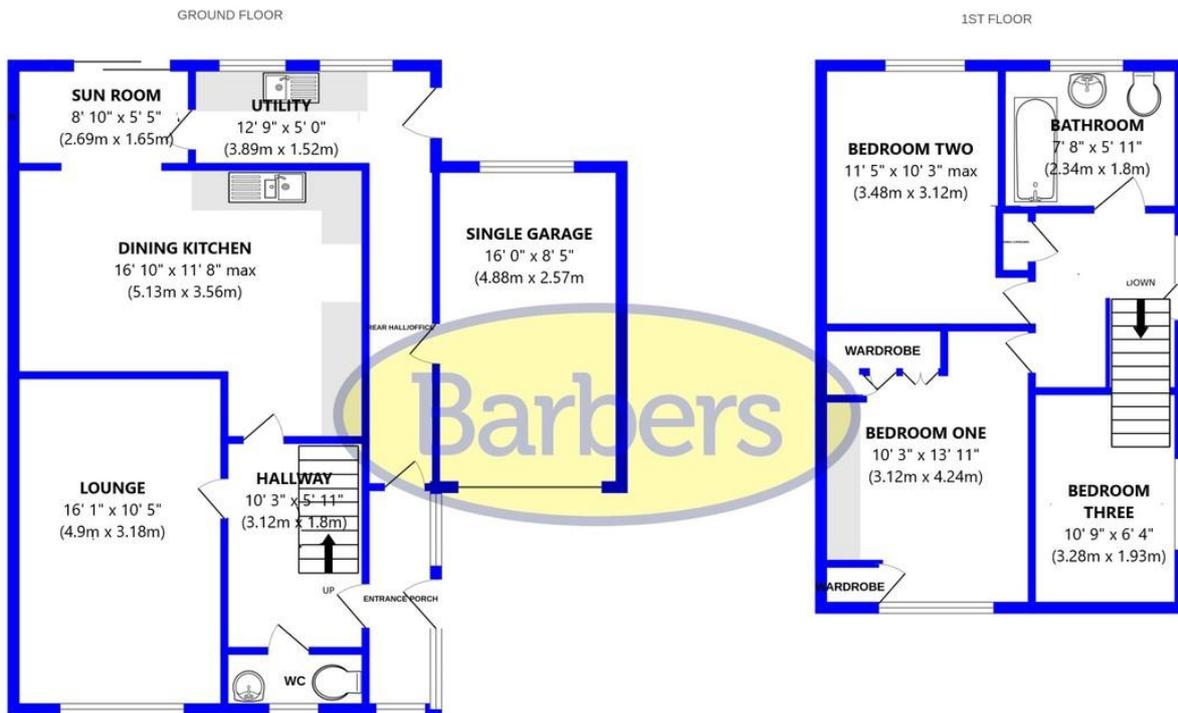
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From our office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road. At the second mini roundabout bear right and then immediately left on Farcroft Drive. After approximately 0.5 miles then turn right onto Glendon Close where the property will be on your left and can be identified by our For Sale sign.

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.



Floor Plan - Not to Scale

Please use as a Guideline to Layout Only

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.

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