



Helping *you* move



## 14 Verrill Close, Market Drayton, TF9 3FT

Offered to the market with No Upward Chain is this nicely presented Three Storey Semi-Detached House with Three Double Bedrooms, Dining Kitchen, Garage and Driveway Parking.

Offers In Region Of  
**£265,000**

# 14 Verrill Close Market Drayton, TF9 3FT

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## Overview

- Three Bedroom, Three Storey Semi-Detached House
- No Upward Chain
- Entrance Hall, Guest WC, Lounge, Dining Kitchen with French Doors to Garden
- Two Double Bedrooms & Bathroom to 1st Floor
- Principal Bedroom with En Suite to Top Floor
- Enclosed Garden, Detached Garage, Driveway Parking
- Council Tax Band - C, Energy Rating - B



## Brief Description

To the ground floor is the Hall, Guest WC, the light and spacious Lounge with a large bay window to the front, Inner Hall with stairs to the first floor and the Dining Kitchen with a range of Shaker-style units, with integrated dishwasher, washing machine, fridge freezer, oven, and gas hob with extractor fan over, and French doors out to the rear Garden.

The first floor landing has an airing cupboard, two Double Bedrooms and the spacious Bathroom with bathtub, wash hand basin, WC and heated towel rail radiator. A door from the Landing opens to the Study area which is under the turning stairs to the Principal Bedroom on the top floor. This is a lovely, light space with a triple built-in wardrobe, Loft access and an En Suite with walk-in shower, WC, wash hand basin and heated towel rail radiator.

Externally, a Driveway leading up to the detached Garage, giving you Parking for three vehicles. To the rear is an enclosed lawned Garden.

## 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. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.





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 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 Market Drayton take the A53 towards Tern Hill and Shrewsbury. After 0.5 miles turn left at the roundabout onto Blandford Way and after 0.2 miles turn right on Verrill Close where the property is on your right 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.

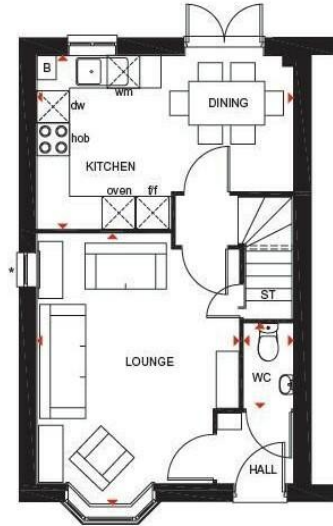
**AML REGULATIONS:** We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer,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

## THE KENNET

3 BEDROOM END-TERRACED HOME

### Key

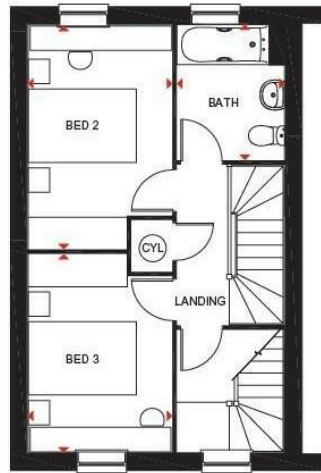
B	Boiler	f/f	Fridge/freezer space	RL	Roof light
ST	Store	wm	Washing machine space	↔	Dimension location
CYL	Cylinder	dw	Dishwasher space		



#### Ground Floor

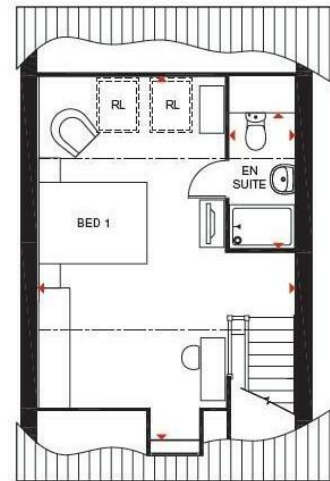
Lounge	5001 x 3729 mm	16'4" x 12'2"
Kitchen/Dining	4733 x 3197 mm	15'6" x 10'5"
WC	1561 x 915 mm	5'1" x 3'0"

\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



#### First Floor

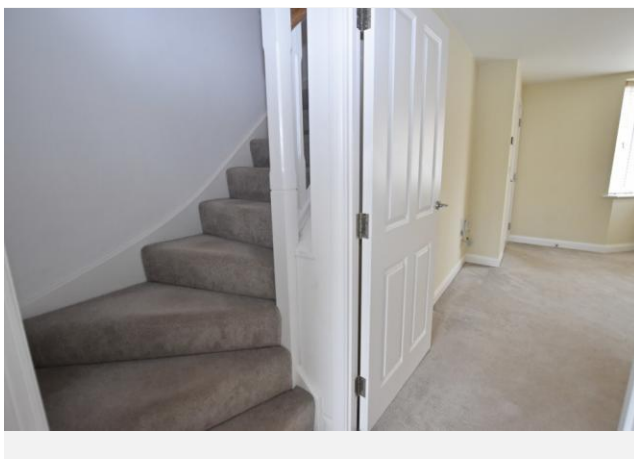
Bedroom 2	4116 x 2659 mm	13'6" x 8'8"
Bedroom 3	3658 x 2659 mm	12'0" x 8'8"
Bathroom	2498 x 1985 mm	8'2" x 6'6"



#### Second Floor

Bedroom 1	6690 x 4733** mm	21'11" x 15'6"***
En suite	1210 x 2497** mm	3'11" x 8'2"***

\*\*Overall floor dimension includes lowered ceiling areas.



## 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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