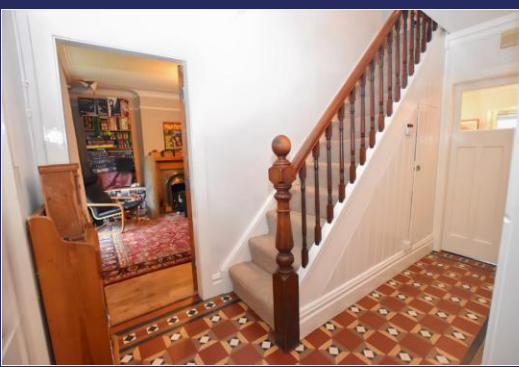




Helping *you* move



Fardon Ferry, Grosvenor Road,  
Market Drayton, TF9 1HB

A Spacious Four Bedroom Detached Property set on a Large Garden Plot with Development Potential.

Offers In Region Of  
**£385,000**

# Fardon Ferry, Grosvenor Road, Market Drayton, Shropshire, TF9 1HB

Helping *you* move

## Overview

- Four Bedroom Detached Property set on a Large Garden Plot
- Development Potential for Additional Dwelling - speak to the Office for more Information
- Set on a generous 0.33 Acre Garden Plot
- Entrance Hall, Sitting Room & Dining Room
- Lounge, Kitchen & Rear Porch
- Three Double Bedrooms and One Single Bedroom
- Council Tax Band - E
- EPC Rating - D



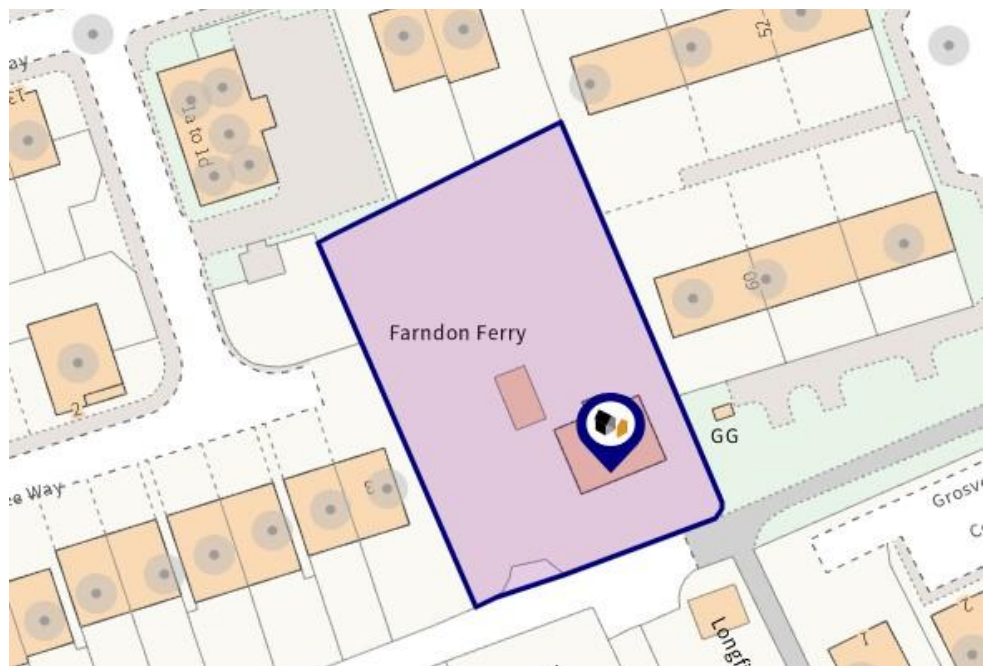
## Brief Description

Farndon Ferry is a large, double fronted, traditional property within walking distance of Market Drayton town centre - it's a substantial property, full of original features and occupies an impressive plot totalling .33 of an acre. The property itself would benefit from a programme of modernisation but has great potential. There is also an development opportunity with the garden! Our current vendors have already approached the local council for pre planning advice regarding an additional dwelling - a positive response was received - please speak to our office for more information. Entering the property through the Front Door, the Reception Hallway has been beautifully renovated by the vendors, with traditional details and restoration of the original tiles. To your right is the Dining Room, which boasts oak flooring and a feature bay window. To your left is the Sitting Room which also benefits from oak flooring and a bay window as well as a feature fireplace, complete with beautiful surround. As you continue down the Hallway, there is a useful under stairs storage cupboard. Moving onto the Lounge, you notice the Log burner and traditional Quarry Tiles. To the rear of the ground floor, you will find the Kitchen with a good range of units, space for your fridge, dish washer and cooker, and a door leading to the rear porch.

Returning to the Hallway, an impressive staircase leads up to the first floor Galleried Landing off which is the Principal Bedroom with En Suite Shower Room, and three further Bedrooms all served by the Family Bathroom, comprising of a bath, shower, wash hand basin, w/c and a ladder towel rail. All four of the bedrooms benefit from garden views.

## 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. 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



**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 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, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

**TENURE:** We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion



ENTRANCE HALL 12' 0" x 6' 1" (3.66m x 1.85m)

LOUNGE 14' 11" x 11' 7" (4.55m x 3.53m)

DINING ROOM 14' 2" x 12' 6" (4.32m x 3.81m)

LIVING ROOM 19' 0" x 11' 1" (5.79m x 3.38m)

KITCHEN 12' 5" x 10' 11" (3.78m x 3.33m)

REAR PORCH / UTILITY 7' 10" x 5' 1.73m)

FIRST FLOOR LANDING 10' 2" x 9' 3" (3.1m x 2.82m)

PRINCIPAL BEDROOM 12' 0" x 12' 7" (3.66m x 3.84m)

ENSUITE 6' 0" x 4' 9" (1.83m x 1.45m)

BEDROOM TWO 12' 0" x 12' 5" (3.66m x 3.78m)

BEDROOM THREE 11' 0" x 12' 7" (3.35m x 3.84m)

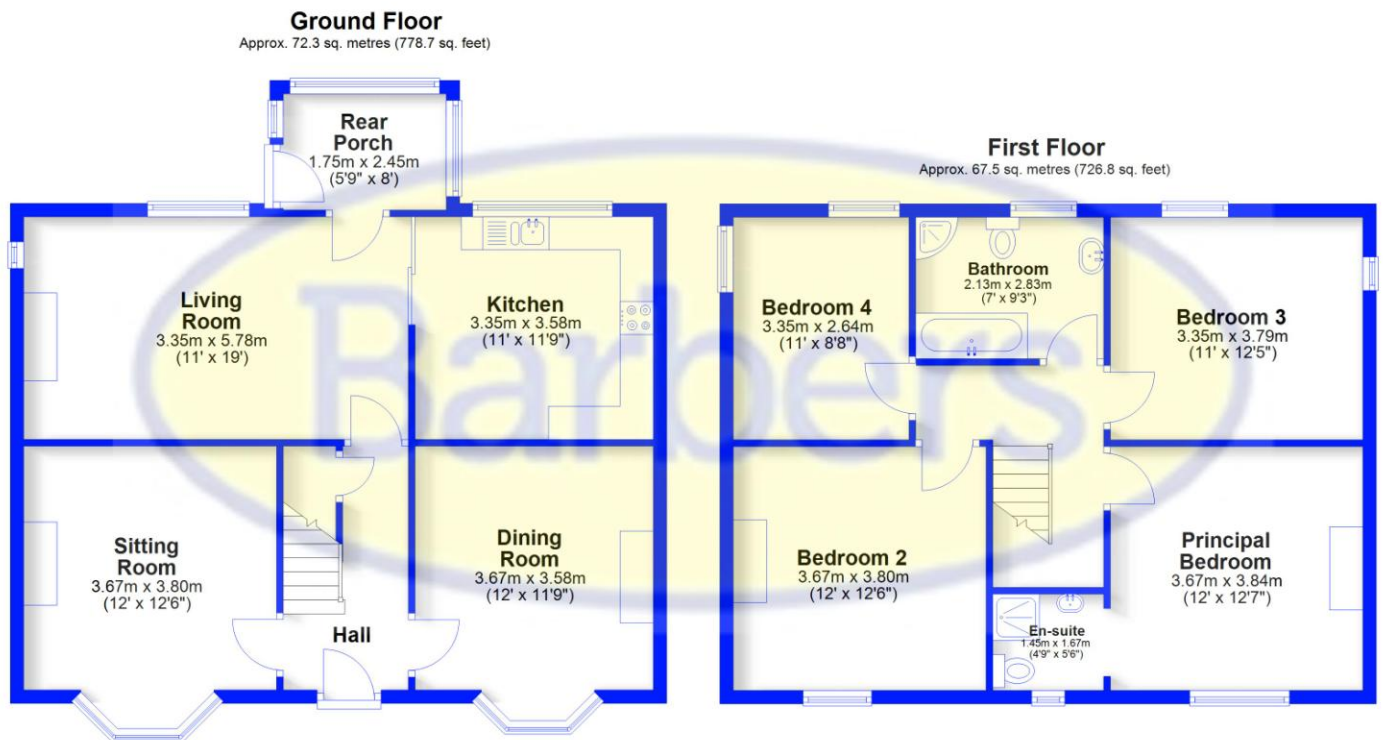
BEDROOM FOUR 10' 11" x 9' 5" (3.33m x 2.87m)

BATHROOM 9' 3" x 7' 11" (2.82m x 2.41m)

**DIRECTIONS:** From our office on Maer Lane turn right, right on Smithfield Road, straight over the mini roundabout and then left on Longlands Lane and left again on Grosvenor Road where the property is at the end of the road on the 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.



Total area: approx. 139.9 sq. metres (1505.5 sq. feet)

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



## 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)

