



Helping *you* move



Old Smithy, 4 Bletchley Road, nr Market Drayton, TF9 3RZ

An attractive Five Bedroom Detached Cottage with an independent One Bedroom Annex, generous Garden and off-road Parking that's offered to the market with No Upward Chain.

Offers In Region Of
£499,000

Overview

- Five Bedroom Detached Cottage with One Bedroom Annex
- No Upward Chain
- Entrance Hall, Lounge, Living Room, Dining Room, Open Plan Kitchen Dining Room with Bi-Fold Doors, Utility
- Ground Floor En Suite Guest Bedroom, Bathroom, Bedroom 5/Snug, Four Further Bedrooms, stylish Bathroom
- Off Road Parking, Garden with Timber Deck, Council Tax Band D, Energy Rating - E



Brief Description

To the ground floor is the Dining Room which is open to the eaves a ground floor Bathroom, large Living/TV Room, and stairs lead up to the mezzanine study area and into Bedroom Four. The Dining Kitchen, which is also open to the eaves, has an excellent range of kitchen units with integrated double oven with hob and extractor fan over, fridge freezer and two dishwashers. There's bi-folding corner windows and a smart tiled floor that runs through to the generous Utility.

Also to the ground floor is a Guest Bedroom with En Suite Shower Room, the Lounge with feature beams and an inglenook fireplace housing a log burning stove (not tested) and off the Lounge is Bedroom Five which has also been used as a playroom. To the first floor is the Principal Bedroom, two further Bedrooms and a stylish Bathroom with shower and freestanding bath.

Externally, there's a lawned Garden to the front, a Courtyard Garden off which is the One Bedroom Annex, further lawned Garden and Driveway Parking.

Location

Bletchley is a hamlet approximately three miles from Market Drayton with easy access to the A41 and A53 for Whitchurch, Newport and Shrewsbury.

There's a popular pub in Bletchley and a petrol station with mini Waitrose, but most facilities are in Market Drayton, a busy market town with a weekly street market, supermarkets, local shops, cafes and restaurants, primary and secondary schools and a large medical centre.



Your **Local** Property Experts
01630 653641



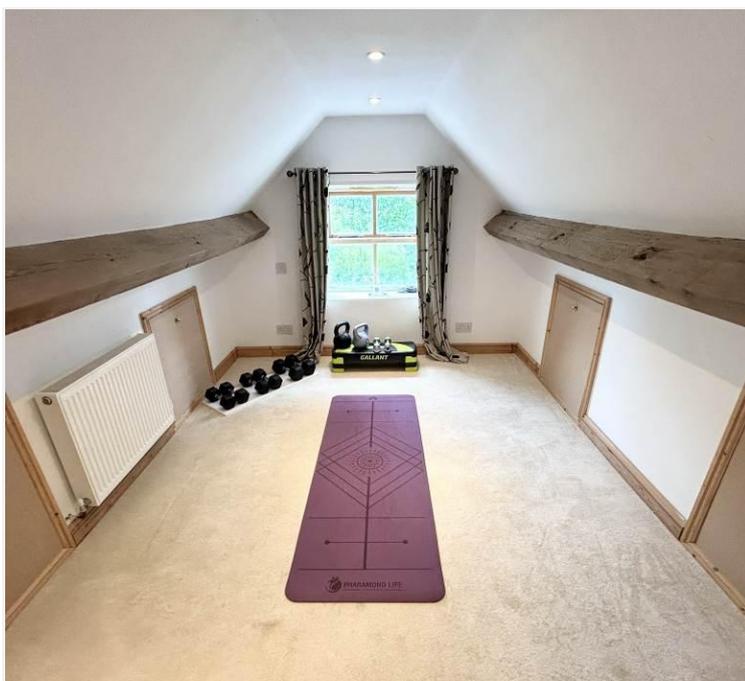
Useful Information

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 mains electricity and water, septic tank drainage and oil fired 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

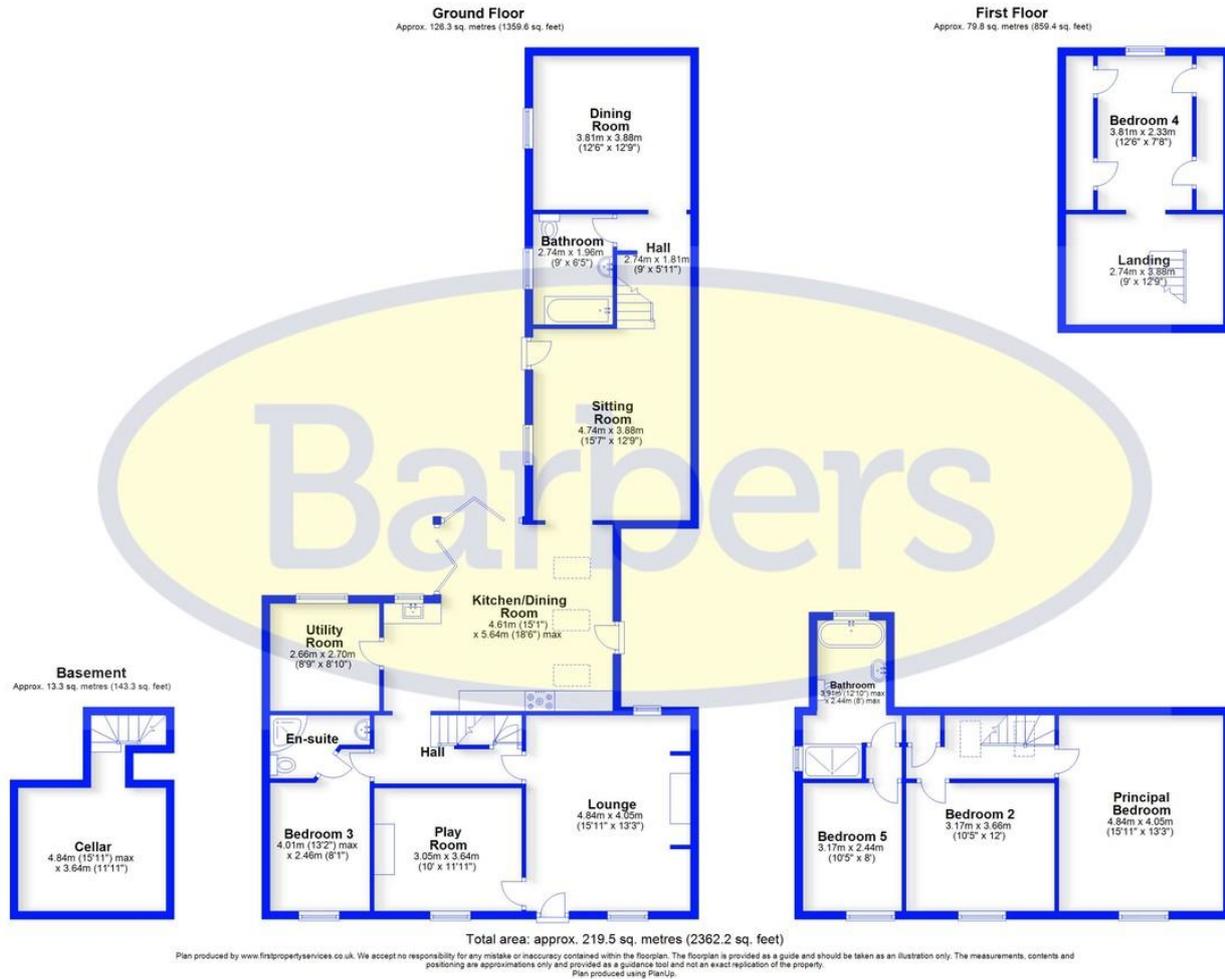
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From Market Drayton take the A53 towards Shrewsbury. At the Tem Hill roundabout turn right and after approximately 0.5 miles feed right directly opposite the Castle Pub. Immediately after the sharp left hand bend this property is 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.



There is also **One Bedroom Annex** (not shown on floor plan) consists of a Sitting Room 10'0x10'10, Kitchen 6'5x10'10, Bathroom 4'7x7'2 and Bedroom 8'6x10'10



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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