



Helping *you* move



18 Orwell Road, Market Drayton, TF9 3FY

A beautifully presented, spacious Four Bedroom Detached House with super open-plan Dining Kitchen overlooking the rear Garden, Principal Bedroom with En Suite, an impressive Timber Decked entertaining space, and an integral Garage.

Offers In Region Of
£410,000

Overview

- Stylishly Presented Four Bedroom Detached House
- Beautifully Landscaped Rear Garden with Timber Deck
- Entrance Hall, Cloaks/WC, Utility
- Lounge, Open-Plan Dining Kitchen, Utility
- Principal Bedroom with En Suite
- Three Further Bedrooms, Bathroom
- Integral Garage, Driveway Parking
- Council Tax Band – E
- EPC Rating - B



Brief Description

To the ground floor, the spacious accommodation includes the Entrance Hall, Guest WC, light and spacious Lounge and the undoubted heart of this lovely home is the Open Plan Dining Kitchen, with a snug area with French doors into the Garden, and dedicated Dining area and an excellent range of soft grey Shaker-style units with a central island, integrated fridge freezer, dishwasher, double oven and gas hob with extractor fan over, and the Utility.

Moving up to the first floor and the Bedrooms are set around the central Landing which has Loft access and an airing cupboard housing the hot water tank. The Principal Bedroom has a range of built-in wardrobes and an En Suite with a walk-in shower. There are three further Double Bedrooms - two with built-in wardrobes - and the smart family Bathroom with both a bath and a shower.

The fully enclosed rear Garden is beautifully landscaped, with a large timber deck entertaining space. To the front are raised sleeper beds and Driveway Parking in front of the Garage.

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.



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 with 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.



DIRECTIONS: From our office turn left onto Maer Lane, right onto Cheshire Street and continue straight on to the roundabout, taking the first exit left for the A53. Turn left into the Drayton Meadows development and then right on Orwell Road where the property can be identified by our For Sale sign.

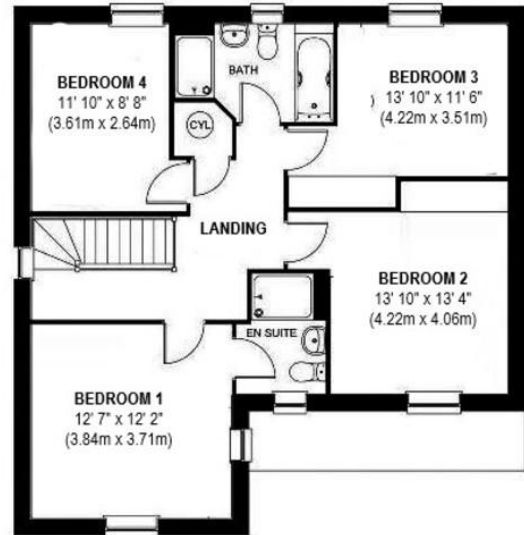
INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

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

FLOOR PLAN NOT TO SCALE
For guidance only



Barbers



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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Barbers