



Helping *you* move



## 5 Bentleys Road, Market Drayton, TF9 1LL

A nicely presented, updated and extended Two Bedroom Bungalow with Lounge, Garden Room, En Suite Wet Room to Bedroom One, pretty Gardens, Garage and Driveway Parking for several cars.

Offers in the Region of

**£335,000**

## Overview

- Two Bedroom Detached Bungalow with generous Gardens
- Updated & Extended, Solar Panels
- Entrance Hall, spacious Lounge, Garden Room & Dining Room
- Two Double Bedrooms, one with an En Suite Wet Room, Shower Room
- Modern Kitchen and Utility
- Courtyard Patio, mature Gardens to Side and Rear, Attached Garage, Driveway Parking
- Council Tax Band - D, Energy Rating - B



## Brief Description

The accommodation includes the Entrance Hall with feature Karndean flooring that runs through to the Kitchen and Utility, a spacious Lounge, a Dining Room that leads through to the Garden Room which has French doors to the Garden, and the modern Kitchen and Utility. Bedroom One has an En Suite Wet Room, Bedroom Two is another good-size double room with two double built-in wardrobes, and there's a smart, modern Shower Room with a walk-in shower.

The Garden is very nicely maintained, with a sunny patio area to the rear with a lawn, a small, enclosed cottage garden and steps up to a gravelled seating and storage area. A path leads round to the side of the property to a lovely, enclosed lawned Garden with mature flower beds and both paved and gravelled seating areas.

To the front of the property is the attached Garage with electric roller door and a large, gravelled Driveway with both double gates and a pedestrian gate giving you secure Parking for several cars and a caravan.

## Location

Market Drayton is a busy market town with a weekly street market every Wednesday. 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](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services are available, with gas central heating and solar panels with storage batteries. 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

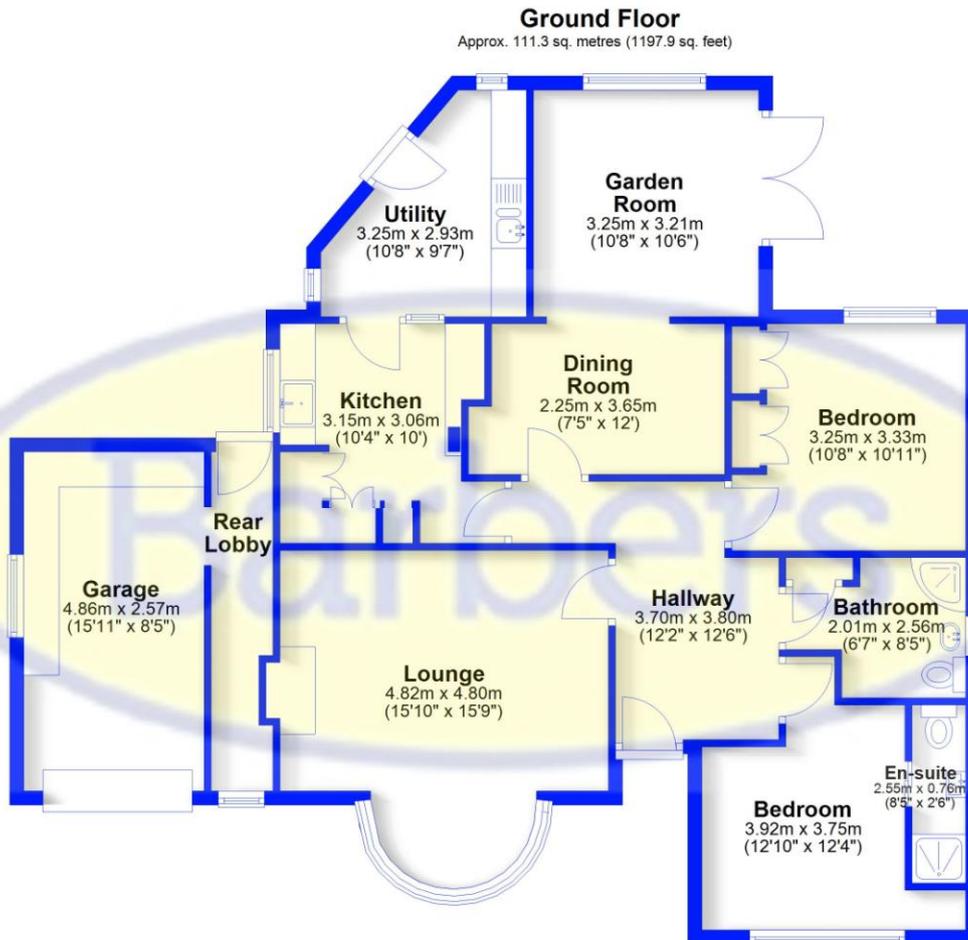
**TENURE:** We are advised that the property is Freehold.



**DIRECTIONS:** From our office on Maer Lane turn left, then right at Nagington's Garage, left on Prospect Road, keep right at the mini roundabouts onto Longslow Drive and then immediately left on Farcroft Drive. At the T-junction turn left on Shrewsbury Road and first right on Bentleys Road and the property is on your left.

**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. 111.3 sq. metres (1197.9 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 AGENTS:** Tower House, Maer Lane,  
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