



Helping *you* move



3 Berrisford Close, Market Drayton, TF9 1LF

Offered with No Upward Chain, this Four Bedroom Detached House has spacious Living Accommodation including a Lounge, Dining Room and Conservatory. This property would benefit from updating throughout.

Offers In Region Of
£275,000

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Overview

- Four Bedroom Detached House in a Highly Desirable Residential Location
- No Upward Chain, would benefit from some Updating Throughout
- Entrance Hall, Guest WC, spacious Lounge, Dining Room, Kitchen, Utility, Conservatory
- Four Bedrooms, Bathroom
- Lawned Garden to Three Sides
- Integral Garage, Driveway Parking
- Council Tax Band – D
- Energy Rating - TBC



Brief Description

Requiring some updating throughout, the accommodation to the first floor includes the Entrance Hall, Guest WC, spacious Lounge with a fireplace, bay window, stairs to the first floor and an archway through to the Dining Room. Off the Dining Room is the good-size Conservatory and the Kitchen which leads on to the Utility. To the first floor are four Double Bedrooms, with Bedroom One being particularly spacious with a large built-in wardrobe. Completing the accommodation is the Bathroom with an electric shower over the bath, WC and wash hand basin.

Externally, the front drive leads to the integral Garage, giving you Parking for two cars - though the front Garden could be developed to give you Parking for another two cars. The Garden wraps round to the side of the house to the rear where there is a lawned garden surrounded by tall evergreen hedges, and a path then leads back round to the front of the property.

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.



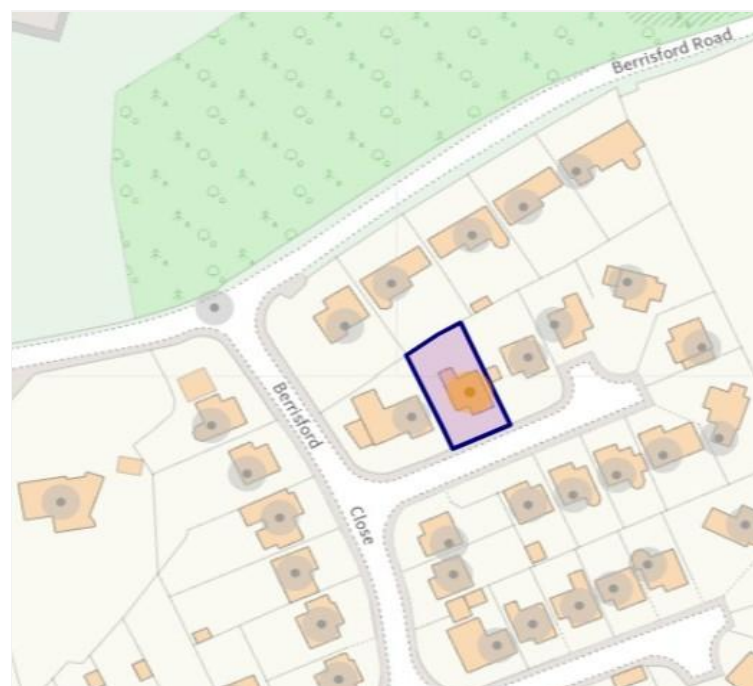
Useful Information

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 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.

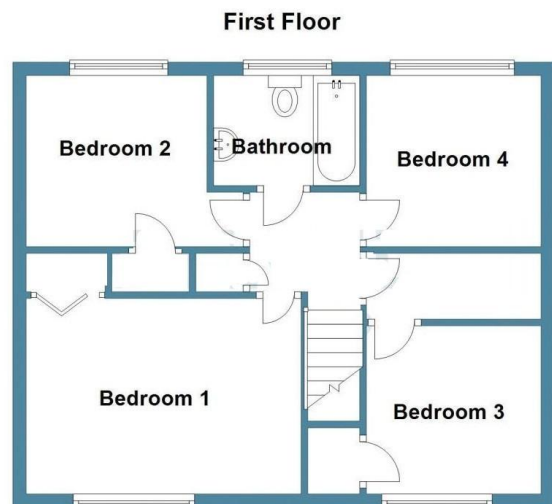
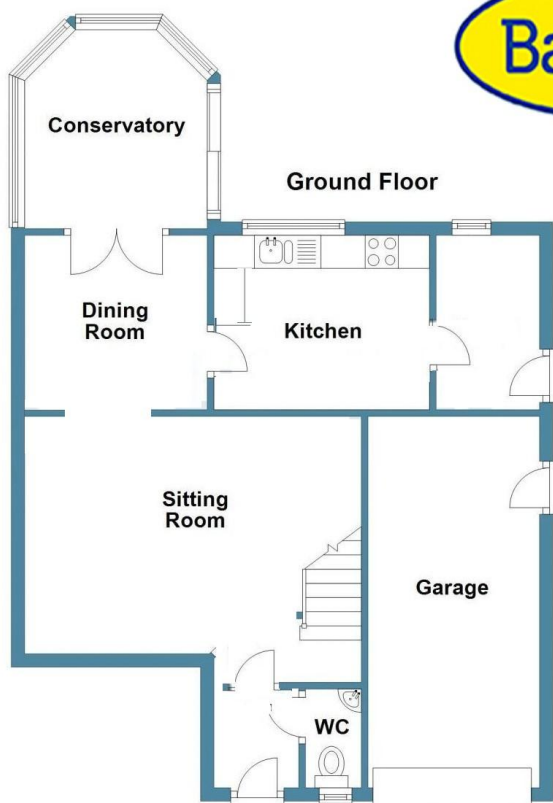


DIRECTIONS: In Market Drayton, take Stafford Street towards the Grove School and then turn right on Great Hales Street, left of Berrisford Road, right on Berrisford Close and then first left where the property is on your left and can be identified by our For Sale sign.

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.

Barbers



This Floor Plan is Not to Scale

For indicative purposes only. All measurements are approximate.
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.



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Market Drayton, Shropshire TF9 3SH
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Barbers