Barbers

Helping *you* move

21 Country Meadows, Market Drayton, TF9 3LP

Offered with *No Upward Chain* is this nicely presented Three Bedroom Detached House on a generous Corner Plot, with Garage and Driveway Parking.

Offers in the Region of

£265,000

21 Country Meadows
Market Drayton, TF9 3LP

Helping *you* move

Overview

- Three Bedroom Detached House in a Popular Residential Area
- **No Upward Chain**
- Entrance Hall, Lounge with Log Burner
- Dining Kitchen with French Doors to the Garden
- Two Double and One Single Bedrooms, Shower Room
- Rear Garden with Patio and large Garden Shed
- Garage, Driveway Parking
- Council Tax Band - C, Energy Rating - D

Brief Description

The property features a well- kept front Garden, a private Driveway leading to the Garage, and a spacious rear Garden complete with a patio seating area ideal for outdoor dining and relaxation.

Internally, the front door opens to the Hall with stairs to the first floor Landing, and to your right is the Lounge - a warm and inviting space with a bow window and a log burner. The Dining Kitchen sits at the rear of the home and offers an excellent social hub, with Shaker-style units, space for your oven, fridge and washing machine and French Doors opening directly onto the Garden to create a seamless indoor- outdoor flow. Off the first floor Landing are two Double Bedrooms, a Single Bedroom that's currently used as a Hobby Room and would also make an excellent Home Office or Nursery. Completing the accommodation is the Shower Room with a walk-in shower.

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. 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

Barbers

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.

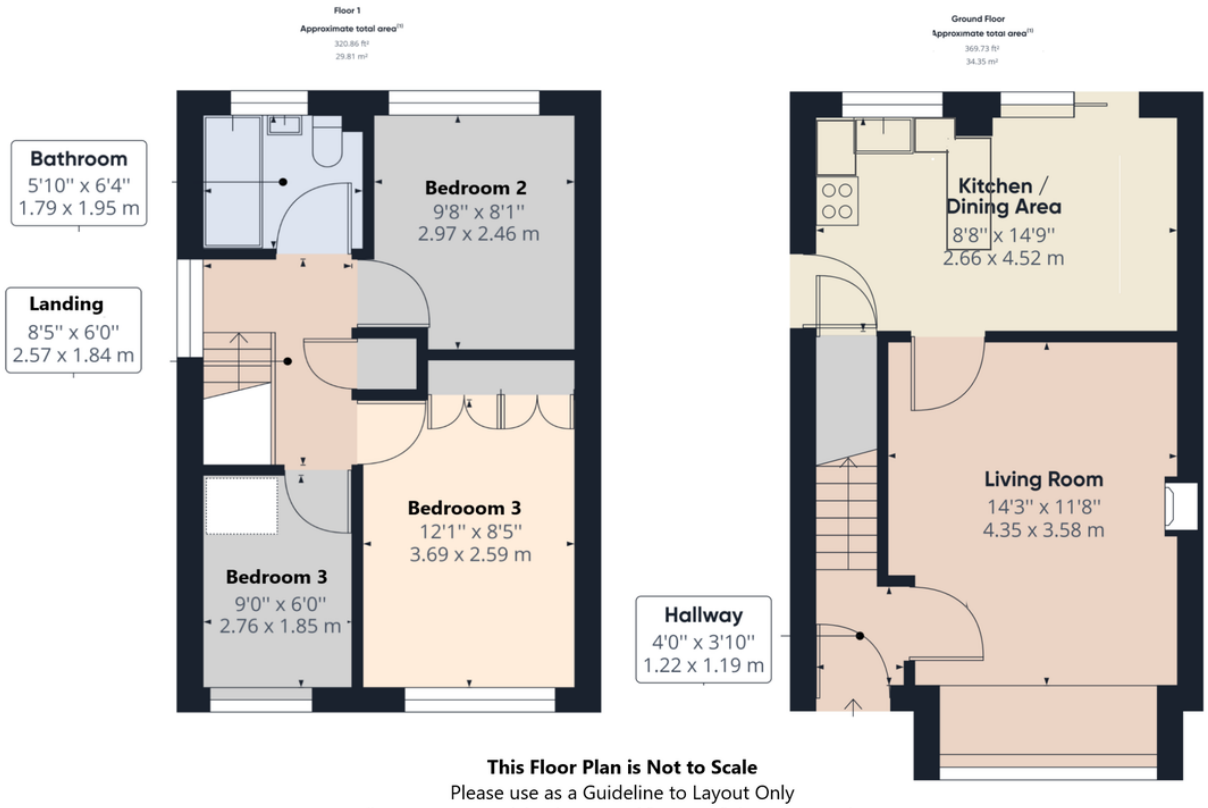
LOCAL AUTHORITY: Shropshire Council TEL: 0345 678 9002

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

DIRECTIONS: From our office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road, straight across the mini roundabout and left on Alexandra Road. Turn right on Shrewsbury Road, and after a mile bear right on Country Meadows, then turn left where the property is the 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.



This Floor Plan is Not to Scale
Please use as a Guideline to Layout Only
All measurements and the placement of fixtures & fittings are approximate

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**

BARBERS ESTATE AGENT: Tower House, Maer Lane, Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

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 but, please contact us before viewing the property.