



Helping *you* move



40 Country Meadows, Market Drayton, Shropshire, TF9 3LR

A Beautifully Presented Four Bedroom Detached House –
This is a Perfect Family Home on a Popular Residential Estate

Offers in Region Of
£255,000

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Overview

- Beautifully Presented Detached House
- On Popular Residential Estate
- Entrance Hallway, Cloakroom/wc
- Lounge, Dining Room, Sun Room
- Modern Kitchen
- Large Utility/Laundry Room
- Four Bedrooms, Family Bathroom
- Integral Single Garage
- Rear Garden with Patio & Decking
- Driveway Parking
- Energy Rating D-62



This is a beautifully presented property is wonderfully spacious throughout and is a fabulous family home. As you enter you will be greeted by a welcoming entrance hallway with access to a good sized cloakroom/wc and having the stairs to the first floor. The main ground floor living areas are open plan and are currently zoned as a generous lounge leading into a dining room with the sun room at the back of the house with French doors that lead onto the rear garden. The kitchen has stylish and modern units with integral appliances, a useful built in storage cupboard and a doorway to the impressively large utility/laundry room which also provides access into the integral garage. Moving onto the first floor off the landing area there are four bedrooms and a generous family bathroom with a separate shower cubicle. Externally there is a fully enclosed rear garden that includes a paved patio area, raised lawn, decking area plus a useful timber shed. The front of the property has been attractively landscaped with lawn and a gravelled area and had a driveway leading to the garage.

ENTRANCE HALLWAY

20' 5" x 6' 2 max" (6.22m x 1.88m)

CLOAKROOM/WC

7' 6" x 3' 1" (2.29m x 0.94m)

KITCHEN

11' 1" x 8' 8" (3.38m x 2.64m)

UTILITY/LAUNDRY ROOM

10' 4" x 7' 6" (3.15m x 2.29m)

INTEGRAL GARAGE

18' 0" x 8' 2" (5.49m x 2.49m)

LOUNGE

16' 9" x 11' 4" (5.11m x 3.45m)

DINING ROOM

11' 1" x 8' 11" (3.38m x 2.72m)

SUN ROOM

10' 10" x 9' 5" (3.3m x 2.87m)

BEDROOM ONE

11' 8" x 10' 11 max" (3.56m x 3.33m)

BEDROOM TWO

11' 1" x 10' 1" (3.38m x 3.07m)

BEDROOM THREE

8' 2" x 7' 7" (2.49m x 2.31m)

BEDROOM FOUR

8' 9" x 7' 3" (2.67m x 2.21m)

FAMILY BATHROOM

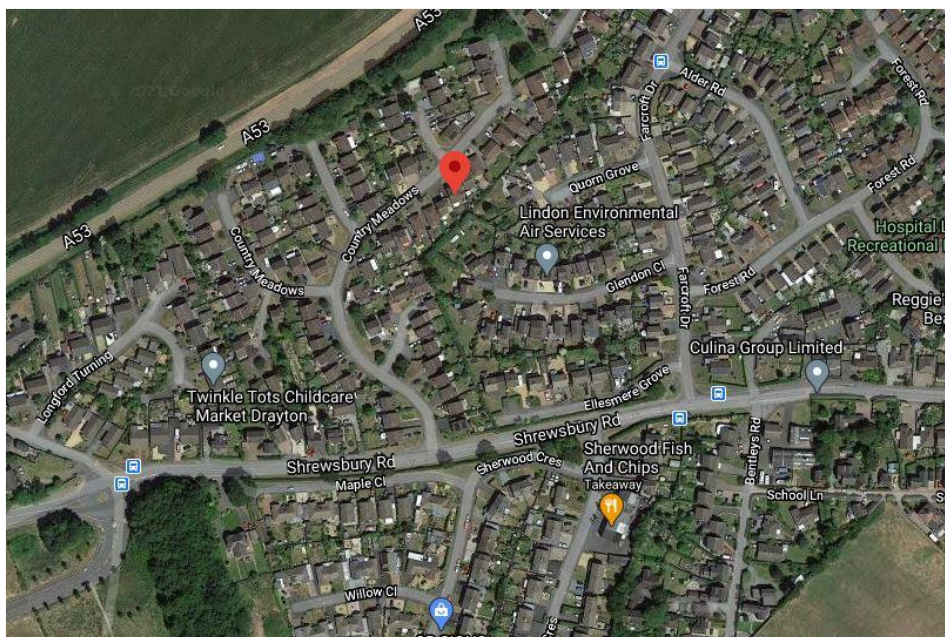
11' 6" x 5' 8" (3.51m x 1.73m)



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LOCATION

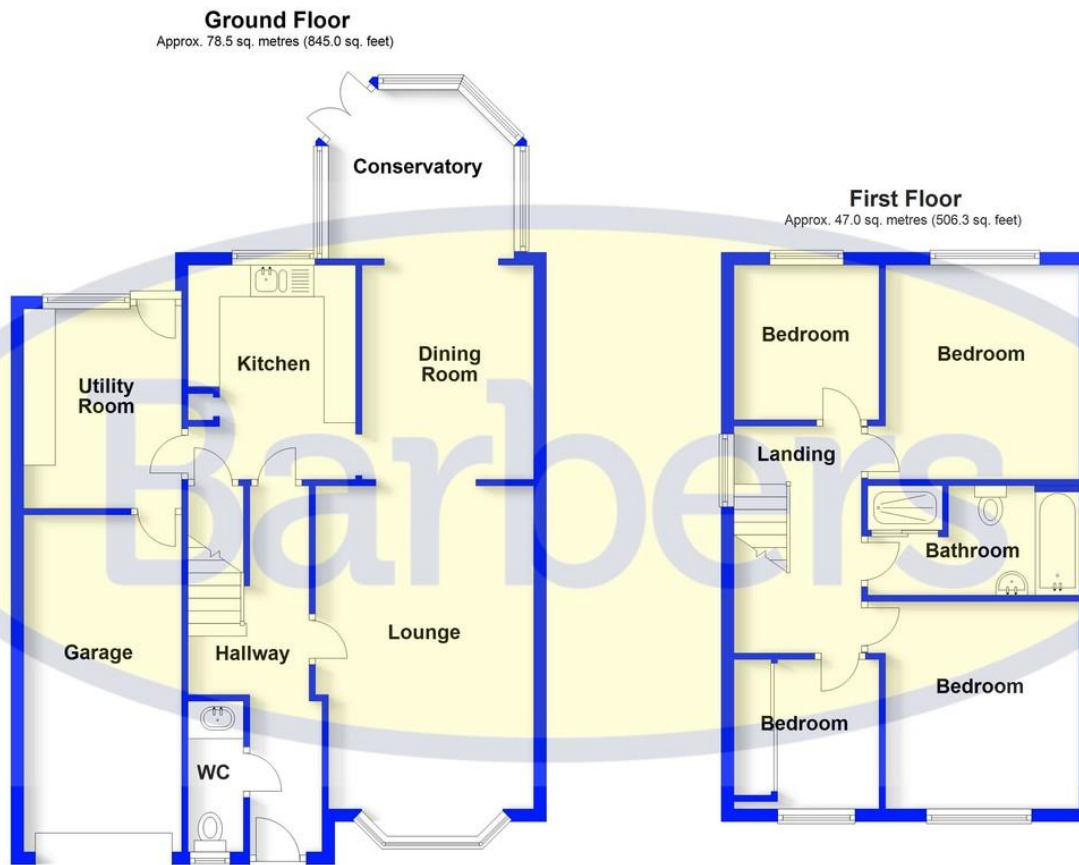
Market Drayton is a popular North Shropshire market town on the Staffordshire/Cheshire borders. It is on the River Tern, between Shrewsbury and Stoke on Trent and was formerly known as Drayton in Hales and is listed in the Domesday Book. In 1245 King Henry III granted a charter for the weekly Wednesday market, giving the town its current title. The market is still held every Wednesday. The Shropshire Union Canal runs through the town and Market Drayton offers a wide variety of amenities such as schools, specialist and high street shops, supermarkets and health and leisure facilities. The larger centres of Newcastle under Lyme, The Potteries, Crewe, Stafford, Telford and Shrewsbury are all within commutable distance.



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Directions

Turn left out of our office in Maer Lane and then turn left at the mini roundabout onto Cheshire Street. turn right at the next mini island into Frogmore Road and continue into Shropshire Street and Shrewsbury Road. Turn right into Country Meadows where the property will be found on the right hand side.



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only 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.

SERVICES

We are advised that mains electric, water and drainage are available with gas fired central heating. 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.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

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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!

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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.