



Helping *you* move



## 16 Stuart Way, Market Drayton, TF9 3TT

This Four Bedroom, Three Bathroom Detached House is beautifully presented throughout and has a large, stylish Dining Kitchen that's just perfect for entertaining!

Offers in the Region of

**£365,000**

## Overview

- Detached Four Bedroom House that's Beautifully Presented Throughout
- Impressive Dining Kitchen
- Spacious Lounge, Conservatory
- Master Bedroom with En Suite
- Jack'n'Jill En Suite to Bedrooms 2 & 4
- Family Bathroom
- Enclosed Rear Garden with Patio
- Garage Store, Driveway Parking
- Council Tax Band – D
- Energy Rating - C



## Brief Description

The welcoming Entrance Hall has stairs to the first floor, under stairs storage and the Cloaks/WC. The spacious Lounge has a bay window and feature fireplace. This family space has a smart Shaker-style Kitchen, Dining area and Snug seating space. Off the Kitchen area is a large Utility and French doors from the Dining Kitchen open to the Conservatory. To the first floor is the Master Bedroom with built-in double wardrobe and En Suite, a Jack'n'Jill En Suite to Bedrooms Two and Four, the fourth Bedroom and Family Bathroom.

Externally, the property sits on a corner plot with a lawn to the front and driveway Parking and Store Room, and to the rear is a good-size Garden laid mainly to lawn with patio entertaining space.

## Location

Market Drayton is a popular North Shropshire market town situated on the Staffordshire/Cheshire border. Recorded in the Domesday Book, in 1245 King Henry III granted a charter for the weekly market which 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, Stoke-on-Trent, Crewe, Stafford, Telford and Shrewsbury are all within commuting distance.



Your **Local** Property Experts  
01630 653641



### Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or Email to:

[marketdrayton@barbers-online.co.uk](mailto: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 the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

**LOCAL AUTHORITY:** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

**FOR MORE INFORMATION:** Go to: [www.barbers-online.co.uk](http://www.barbers-online.co.uk)



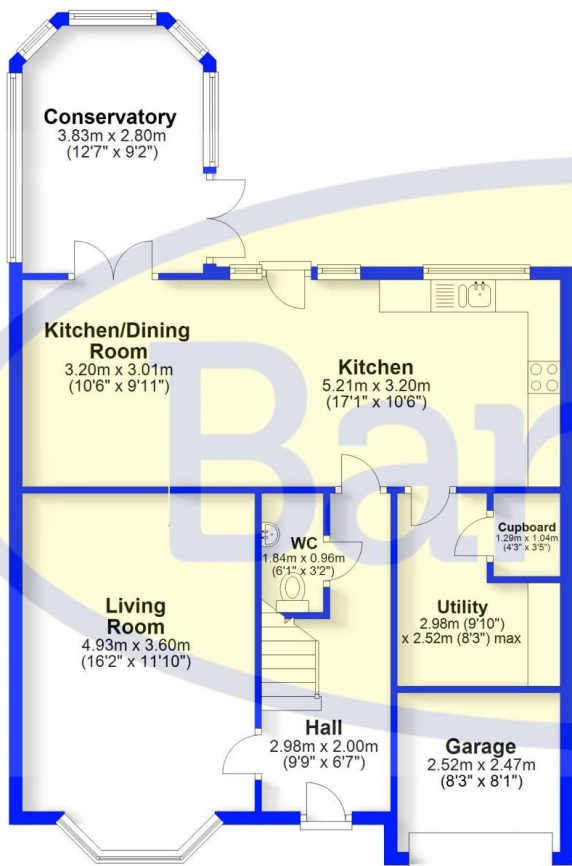
**DIRECTIONS:** From our office on Maer Lane turn left and then right at the mini roundabout by Nagington's garage, straight over the next mini roundabout and over the bridge, turning left on Hampton Drive, then right on Stuart Way, keep left and the property can be identified by our For Sale sign on the right-hand side.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**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.

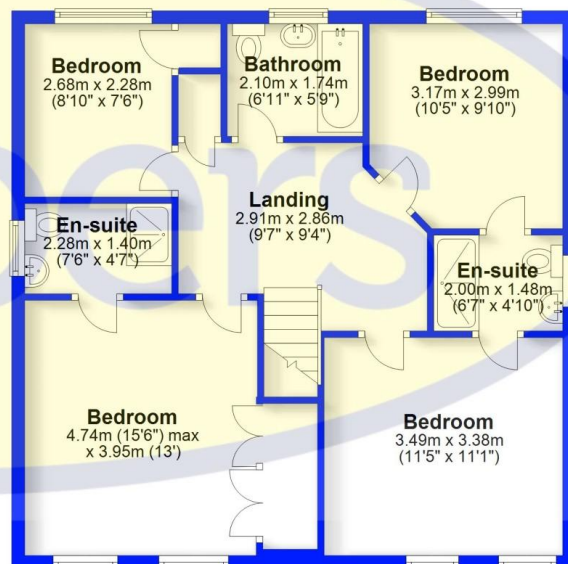
## Ground Floor

Approx. 81.1 sq. metres (873.0 sq. feet)



## First Floor

Approx. 68.3 sq. metres (735.3 sq. feet)



Total area: approx. 149.4 sq. metres (1608.3 sq. feet)

Plan produced by 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, Market Drayton, TF9 3SH | Tel: 01630 653641**  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

