



Helping *you* move



## 18 Orwell Road, Market Drayton, TF9 3FY

A very smart, spacious Four Bedroom Detached House with super open-plan Dining Kitchen overlooking the rear Garden, Principal Bedroom with En Suite and an integral Garage - and offered to the market with No Upward Chain.

Offers In Region Of  
**£379,000**



## Overview

- Four Bedroom Detached House
- No Upward Chain
- Beautifully Presented Throughout
- Entrance Hall, Cloaks/WC, Utility
- Lounge, Open-Plan Dining Kitchen
- Principal Bedroom with En Suite
- Three Further Bedrooms,  
Bathroom
- Integral Garage, Driveway Parking
- Council Tax Band – E
- EPC Rating - B



## Brief Description

This is a lovely and light new build property with the added benefit of 12 months original builder's warranty and 9 years NHB C guarantee. Having not been lived in, the property remains in as new condition and offers spacious living accommodation comprising; Entrance Hall, Lounge with light flooding in through the bay window and Dining Kitchen which is the heart of the home with a full height glazed bay window with double doors out to the Garden, integrated appliances and space for your table and a sofa - so it's a real family-friendly space.

From the extensive landing area you will find the Principal Bedroom with En Suite, three further Double Bedrooms and the family Bathroom boasting a double shower and separate bath.

There's a large integral Garage with additional driveway parking, and a lawned area to the front of the property - and to the rear is a good-size enclosed Garden with trees beyond.

## Location

Market Drayton is a busy market town with a weekly Wednesday street market whose charter dates back to 1245. The town has a High School, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops and Supermarkets. There's a good range of sports clubs including Squash, Tennis, Cricket and Football.

A wider range of shops and facilities can be found in 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 25 minutes' drive (depending on traffic).



Your **Local** Property Experts  
01630 653641



### Useful Information

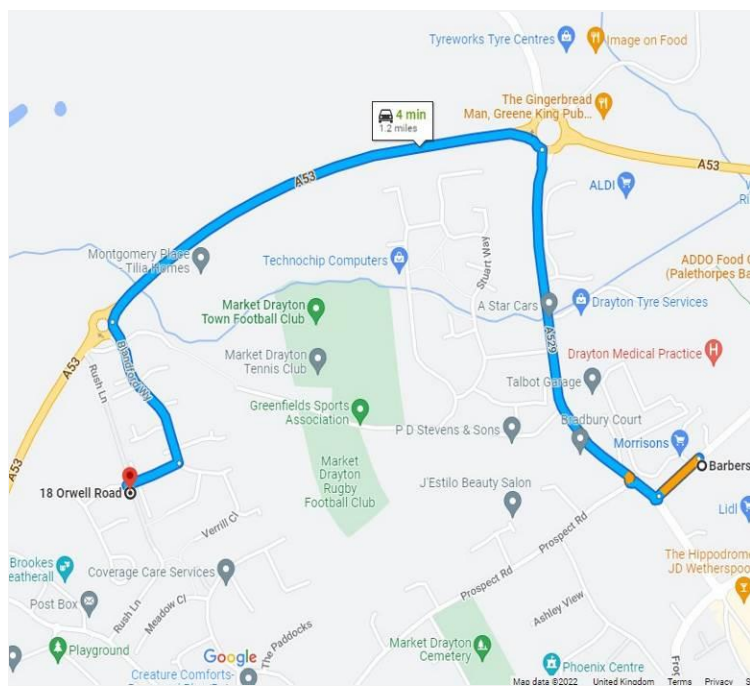
**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office 01630 653641 or Email to:

[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)



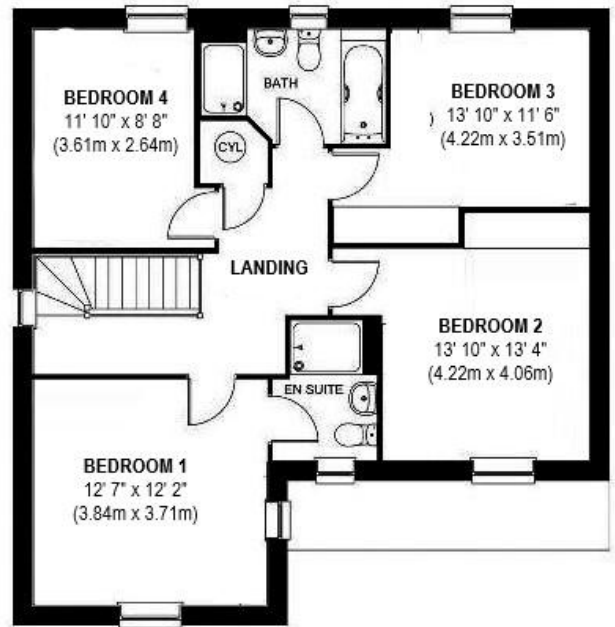
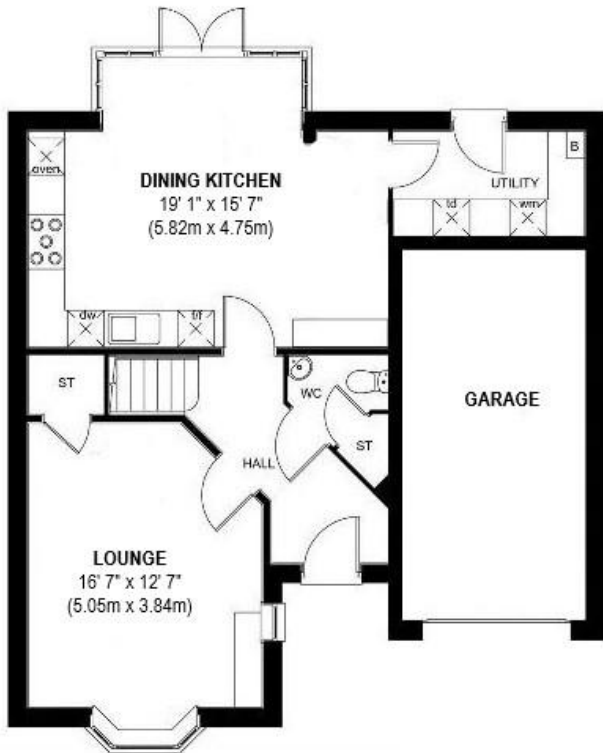
**DIRECTIONS:** From our office turn left onto Maer Lane, right onto Cheshire Street and continue straight on to the roundabout, taking the first exit left for the A53. Turn left into the Drayton Meadows development and then right on Orwell Road where the property can be identified by our For Sale sign.

**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.



FLOOR PLAN NOT TO SCALE  
For guidance only



## 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)**

