



Helping *you* move



15 The Paddocks, Market Drayton, TF9 3UE

A very nicely presented Four Bedroom Detached House in a quiet cul-de-sac location with a super smart Dining Kitchen, Lounge with feature fire place and Principal Bedroom with En Suite.

Offers In Region Of
£335,000

15 The Paddocks Market Drayton, TF9 3UE

Helping *you* move

Overview

- Four Bedroom Detached House
- Cul-de-Sac Location
- Very Nicely Presented
- Entrance Hall, Cloaks WC
- Dining Room/Home Office
- Smart Dining Kitchen with French Windows
- Lounge with Feature Fireplace
- Principal Bedroom with En Suite
- Landscaped Rear Garden
- Parking for 2-3 Cars
- Council Tax Band – E
- EPC Rating - TBC



Brief Description

Off the Entrance Hall is the Cloaks/WC and to your left is a really flexible space that was originally the Garage - over the years it's been both a Play Room and Study Room. The Lounge is a really light and spacious room and it opens into the smart, new Dining Kitchen which was remodelled in 2019 and has Patio doors from the Dining Area and a peninsular breakfast bar. To the first floor is the Principal Bedroom with dual aspect windows and En Suite Shower Room, three further Bedrooms and a newly fitted Shower Room with double walk-in shower.

Externally, you can park 3 cars comfortable to the front and then there's a good-size enclosed rear Garden with patio area and large lawn set behind a retaining wall.

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



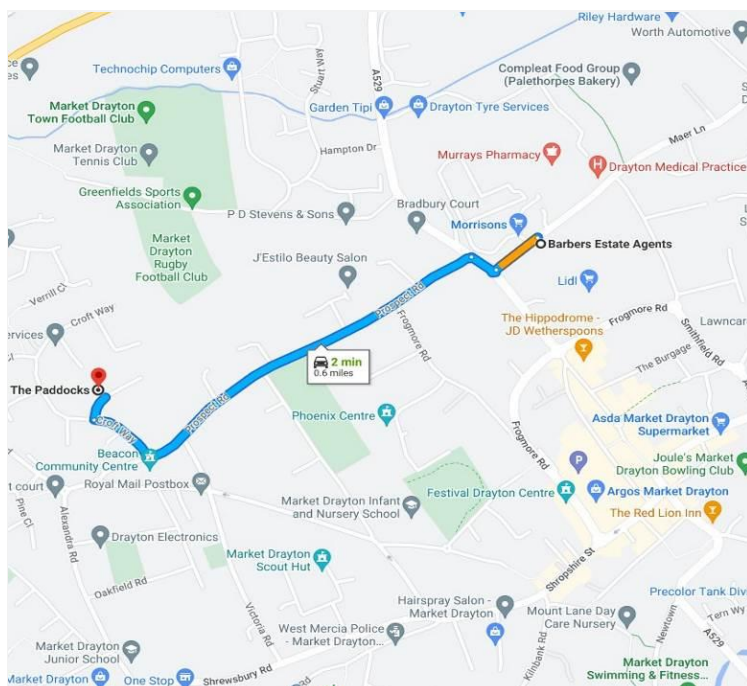
Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that all mains services with 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, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

FOR MORE INFORMATION: Go to: www.barbers-online.co.uk

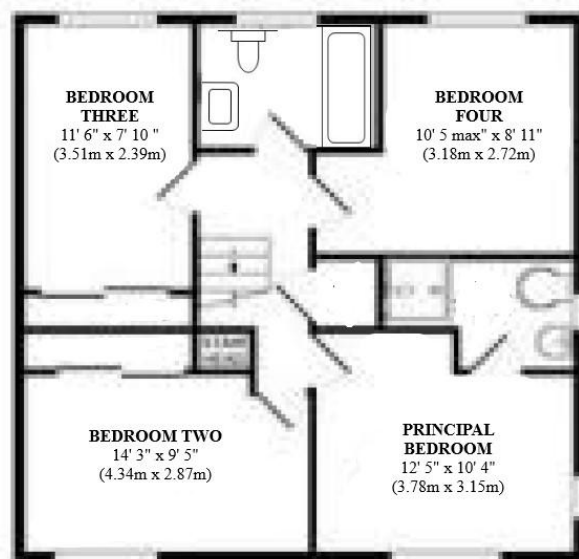
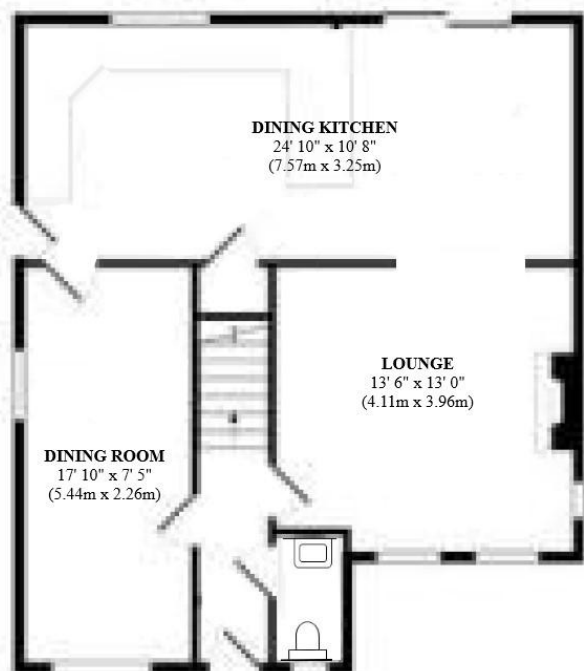


DIRECTIONS: From our office on Maer Lane turn left and then right by Nagington's and, at the next mini roundabout, turn left on Prospect Road and go up the hill, turning right on Croft Way, right on The Paddocks and then immediately left into a small cul-de-sac where the property is in the corner on your 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.

FLOOR PLAN – Not to Scale



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

