



Helping *you* move



Grinshill, 55 Buntingsdale Road, TF9 1LP

Set in a lovely location towards the end of Buntingsdale Road, with footpaths practically on your doorstep, this Three Bedroom Detached House offers you spacious, flexible accommodation with the potential to create a fourth Bedroom to the ground floor. No Upward Chain.

Offers in Excess of
£360,000

Overview

- Three Bedroom Detached House
- No Upward Chain
- Large Dining Kitchen, Home Office/Bedroom Four
- Utility, Cloaks/WC
- Lounge, Separate Dining Room
- Principal Bedroom with Spacious En Suite, Shower Room
- Block Paved Driveway with Lawned Garden to Front
- Courtyard Garden to Rear
- Council Tax Band – E
- EPC Rating - C



Brief Description

The Entrance Porch opens to the Dining Room with stairs to the first floor Landing and double-glazed doors lead through to the Lounge. There's a large Dining Kitchen, an inner lobby used as a Utility area and Cloaks WC – and a further room that could be used as a Home Office or fourth Bedroom. Returning to the Dining Room and a turning staircase, leads up to the first floor Landing which has Loft access. There's a large En Suite with both Bath and Shower to the Principal Bedroom, two further Double Bedrooms and the family Shower Room.

Externally, double iron gates open to the block-paved driveway with lawned garden to one side. A path leads round the outside of the property to the rear Courtyard Garden - a super space for dining al fresco on a summer's evening!

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

01952 820239



Useful Information

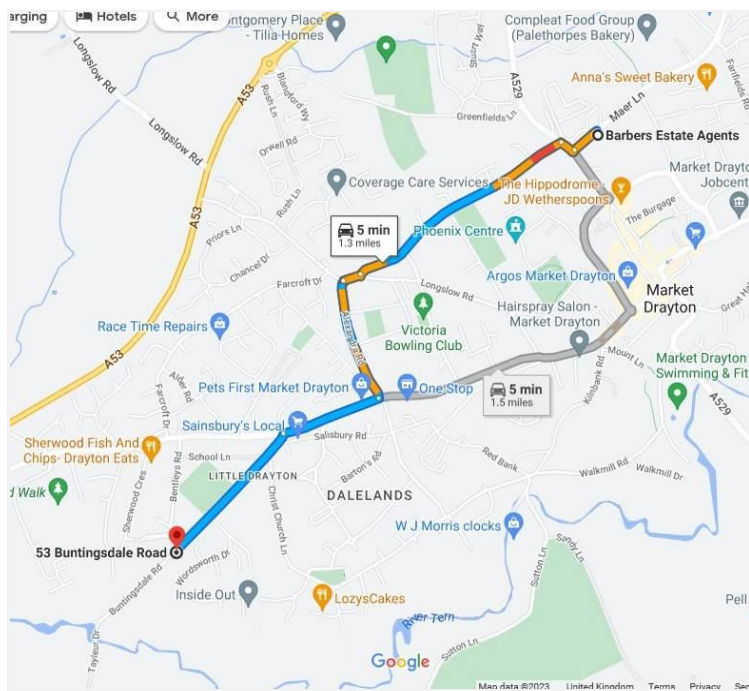
TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239.

Email: Newport@barbers-online.co.uk

SERVICES: We are advised that XXXX services 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, SY2 6ND. Tel: 0345 678 9002

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

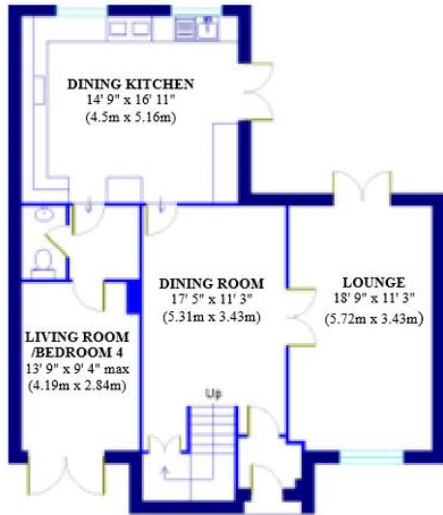


DIRECTIONS: From our office on Maer Lane turn left and then right by Nagington's Garage and then left on Prospect Road and follow the road round to your left onto Alexandra Road. At the T-Junction turn right and then bear left just in front of Gill's Puddings on Buntingsdale Road - the property is towards the end of the lane on your left, just before it narrows and drops down the hill - and 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

Floor Plan - Not to Scale



Ground Floor



First Floor



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: 01952 820239

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: 30 High Street,
Newport, TF10 7JJ | Tel: 01952 820239
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