



Helping *you* move



Wycoller, Adderley Road, TF9 3SW

Wycoller is a fabulous Family Home! It has Five Double Bedrooms, an impressive Garden Room, gorgeous Gardens – and a large Driveway for several vehicles plus a Double Garage... this is definitely a property that needs to be viewed to truly appreciate all that it provides!

Offers in the Region of
£550,000

Overview

- Four Bedroom Detached Family House in a Great Location for Town
- Entrance Hall, Cloaks/WC,
- Breakfast Kitchen, Utility
- Home Office/Bedroom Five
- Lounge, Snug & Dining Room
- Impressive Garden Room with Bi-Fold Doors
- Four Double Bedrooms, Family Bathroom
- Stunning, Generous Mature Gardens
- Council Tax Band – E
- EPC Rating - C



Brief Description

Off the Hallway is the Cloaks/WC and the Kitchen which leads through to the Utility, Laundry Room and onto Bedroom Five which is currently used as a Home Office. To the rear of the property is a real showstopper of a Garden Room with Bi-Fold doors that open fully to the Garden - plus a Dining Room, and a spacious, dual aspect Lounge with Snug area. Off the Gallery Landing is the Principal Bedroom, three further Double Bedrooms and a good-size Family Bathroom with Spa Bath.

Heading into the rear Garden and you'll need to pause for a moment to take it all in! A stream runs through the Garden with most of the lawned area being over the bridge (there's three of them!). To the front is a large Driveway Parking area and Detached Double Garage.

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 30 minutes' drive.



Your Local Property Experts

01630 653641

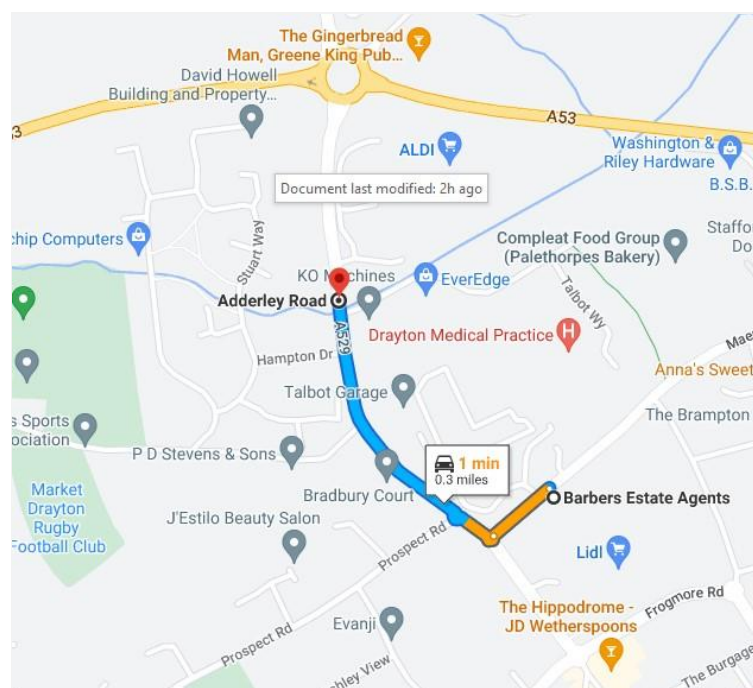


Useful Information

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 are available with gas central heating. The property also has fully owned solar panels which provide most of the electricity and income of £1800 in 2022. 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, Tel: 0345 678 9002



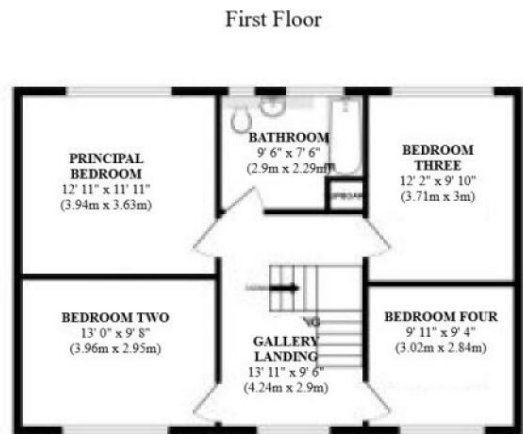
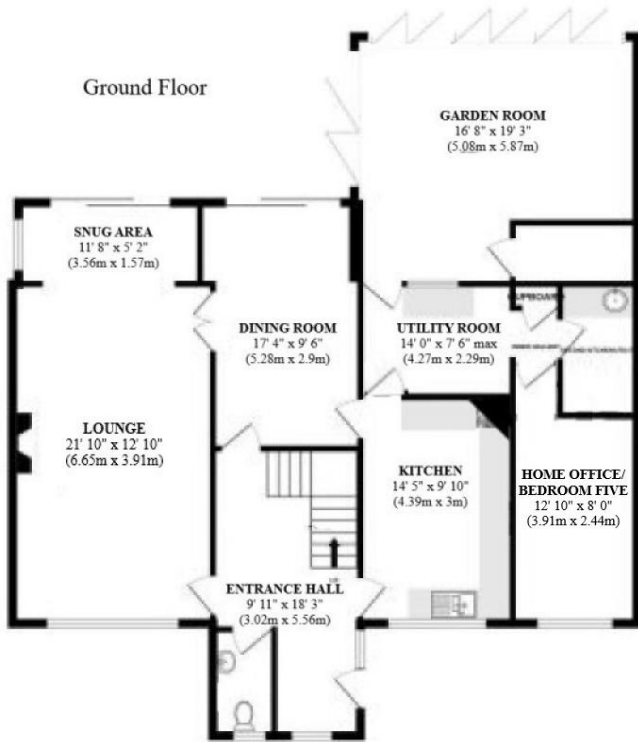
DIRECTIONS: From our Office on Maer Lane turn left and then right by Nagington's Garage. Follow A529 over the bridge and the property is on your left immediately after the turning into Hampton Drive.

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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! 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,
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