



Helping *you* move



11 Brookfield, Market Drayton, TF9 4RW

This is a beautifully presented Four Bedroom Detached House in a highly popular residential area with generous Living Accommodation including a spacious Lounge/Dining Room with Bi-Fold doors to the patio area overlooking the rear Garden.

Offers In Region Of
£338,000

11 Brookfield, Loggerheads,
Market Drayton, Shropshire,
TF9 4RW

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Overview

- Four Bedroom Detached House
- Beautifully Presented Throughout
- Entrance Hall, Cloaks/WC, Play Room/Snug
- Lounge Dining Room with Bi-Fold Doors
- Kitchen with Breakfast Bar, Utility
- Principal Bedroom with En Suite, Bathroom
- Landscaped Rear Garden with Patio Entertaining Area
- Garage, Driveway Parking
- Council Tax Band – C
- EPC Rating - D



Brief Description

To the ground floor is the Hallway, Cloaks/WC, Room/Snug, a spacious Lounge/Dining Room with light flooding in through the bay window to the front and the bi-fold doors overlooking the rear Garden, the Kitchen with integrated dish washer, oven, microwave, fridge and a breakfast bar – and the Utility, a door to the Garage and a door out to the rear Garden. On to the first floor, the Principal Bedroom has a wall of part-mirrored built-in wardrobes and an En Suite. There are three further Bedrooms - all with built-in cabin beds and wardrobes which are included in the sale - and a modern Bathroom.

Externally, the property has a lawned front Garden and driveway Parking for 2-3 cars leading to the Garage. To the rear of the property is a patio entertaining area and then a gate in the picket fence opens to the lawned Garden with large shed.

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



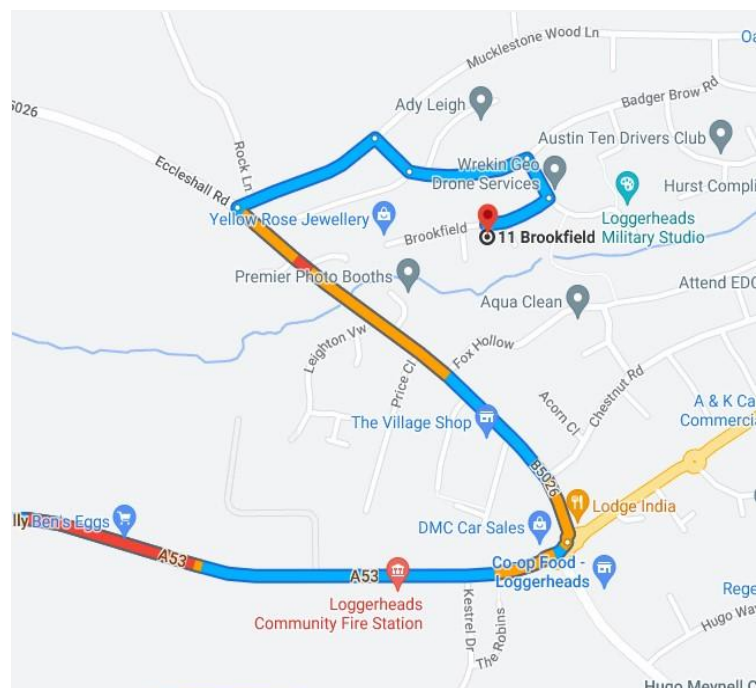
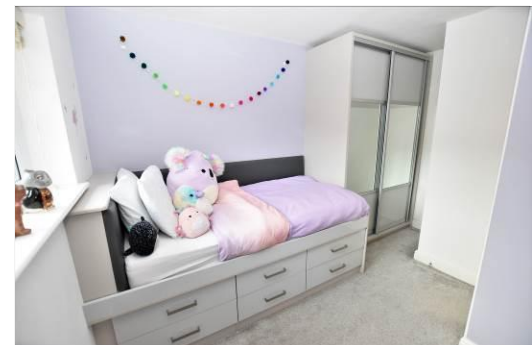
Useful Information

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 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 purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

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

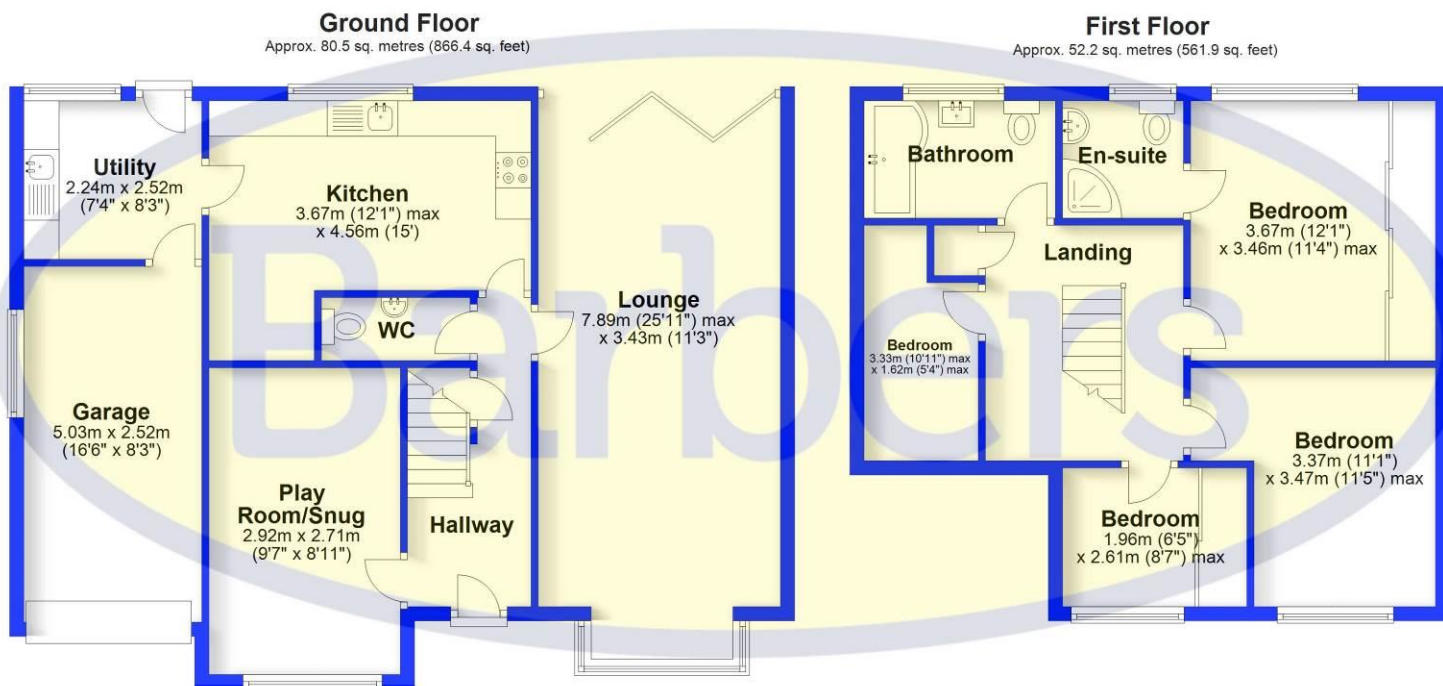
FOR MORE INFORMATION: Go to: www.barbers-online.co.uk



DIRECTIONS: From Market Drayton take the A53 to Loggerheads, and then go left on Mucklestone Road B5026. Turn right on Mucklestone Wood Lane, right on Hunter's Point, left on Queen Margaret's Road and then left of Brookfield. Follow Brookfield right to the end 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.



Total area: approx. 132.7 sq. metres (1428.3 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.

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