



Helping *you* move



24 Blandford Way, Market Drayton, TF9 3FS

This is a very nicely presented Four Bedroom, Three Storey House on the highly popular Drayton Meadows development with a large Open-Plan Dining Kitchen, En Suite to the Principal Bedroom and a pretty Walled Garden.

Offers In Region Of
£362,500

Overview

- Four Bedroom, Three Storey House
- Entrance Hall, Utility, Cloaks/WC
- Open-Plan Dining Kitchen
- Spacious Lounge with Bay Window
- Principal Bedroom Suite with Dressing Area & En Suite
- Three Bedrooms, Family Bathroom
- Part-Walled Rear Garden with Patio, Garage, Driveway Parking
- EPC Rating – B
- Council Tax Band - E



Brief Description

To the ground floor is the Entrance Hall with stairs to the first floor and the Cloakroom/WC, a light and spacious Living Room, the Open-Plan Dining Kitchen which has an excellent range of kitchen units and integrated appliances and a walk-in bay with French doors to the Dining area, and the Utility. To the first floor Landing is a double storage cupboard housing the hot water tank, the Principal Bedroom with Dressing Area and En Suite Shower Room, Bedroom Two which is a generous Double Bedroom and the Family Bathroom. To the top floor is another Double Bedroom, a Single Bedroom and a Shower Room.

Externally, the property has a good-size rear Garden which has a curved wall to one side, patio entertaining area, and side access round to the single Garage and Driveway to the rear of the property that gives you parking for 2-3 vehicles.

Location

Market Drayton is a busy market town with a weekly Wednesday street market whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs.

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.



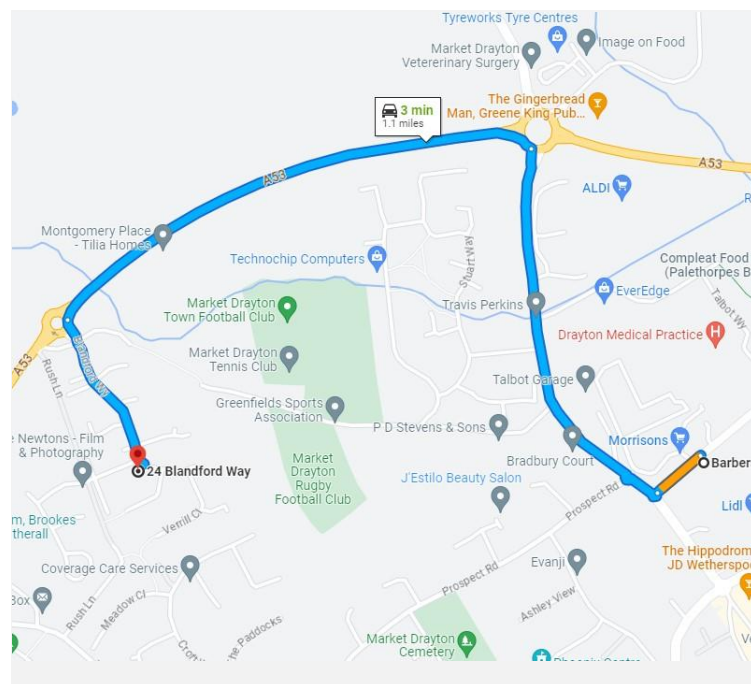
Useful Information

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

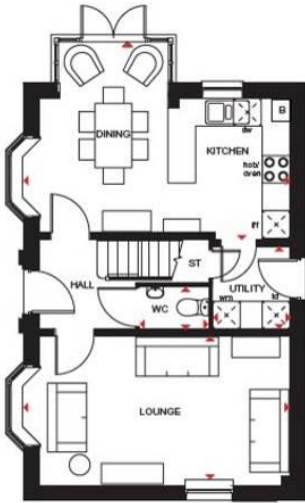
FOR MORE INFORMATION: Go to: www.barbers-online.co.uk



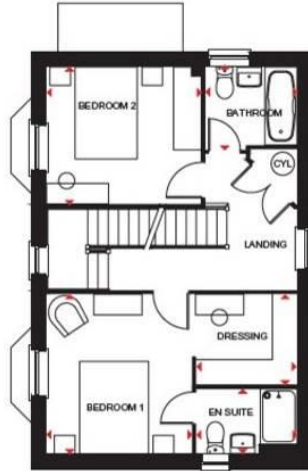
DIRECTIONS: From our office on Maer Lane, turn left and then right at Nagington's Garage and follow the road out over the canal bridge and then left onto the A53 at the Gingerbread roundabout. At the next roundabout turn left onto Blandford Way and the property will be on your right at the corner of Stevens Grove, 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.

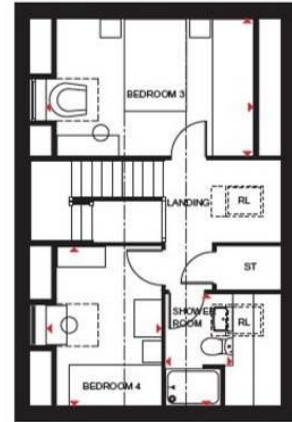
AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



Ground Floor		
Lounge	5852 x 3178 mm	19'2" x 10'5"
Kitchen/Dining	5852 x 4142 mm	19'2" x 13'7"
Utility	1688 x 1855 mm	5'6" x 6'1"
WC	1500 x 1014 mm	4'11" x 3'4"



First Floor		
Bedroom 1	3462 x 3166 mm	11'4" x 10'4"
En suite	2200 x 1410 mm	7'2" x 4'7"
Dressing	2200 x 1963 mm	7'2" x 6'5"
Bedroom 2	3366 x 2978 mm	11'0" x 9'9"
Bathroom	2000 x 1700 mm	6'6" x 5'6"



Second Floor		
Bedroom 3	4540 x 2978 mm	14'10" x 9'9"
Bedroom 4	3462 x 2537 mm	11'4" x 8'3"
Shower	2432 x 1464 mm	7'11" x 4'9"

*Overall floor dimensions include lowered ceiling areas



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

