



Helping *you* move



Kirkridge Cottage, Shrewsbury Road Market Drayton, TF9 3PR

This smart New Build Three Bedroom Detached Property is on a large Garden Plot with Timber Carport, Driveway Parking, smart Open-Plan Kitchen/Dining/Living Room - and is offered to the market with No Upward Chain.

Offers In Region Of
£450,000

Overview

- An Impressive New Build Detached Bungalow
- On Generous Garden Plot
- Oak Framed Entrance Porch & Carport, Driveway Parking
- Stunning Open Plan Lounge/Dining Kitchen
- Three Bedrooms, Bathroom, En-Suite Shower Room
- Under Floor Heating Throughout
- Council Tax Band - TBC
- EPC Rating - TBC



Brief Description

The Living Accommodation is set off a wide Hallway with oak doors lead to an impressive Open-Plan Kitchen/Dining/Family Room - a light and bright space with two sets of French doors out to the Garden, and a smart Kitchen with integrated appliances. Returning to the Hallway and to your left is Bedroom Two which is a spacious double room and then the equally spacious Bathroom with a free-standing bathtub. The Principal Bedroom has an En Suite with walk-in spa shower and completing the accommodation is Bedroom Three.

Externally, the property is at the end of a shared driveway with a gravelled Parking area, oak-framed double carport and the Garden, which wraps around three sides of the property, is laid mainly to lawn with two patio entertaining areas.

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.



Your Local Property Experts

01630 653641

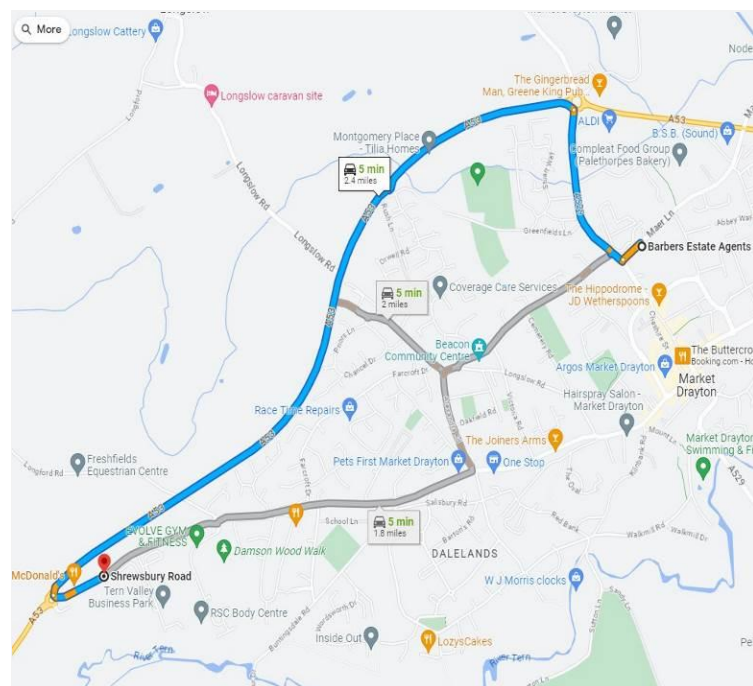
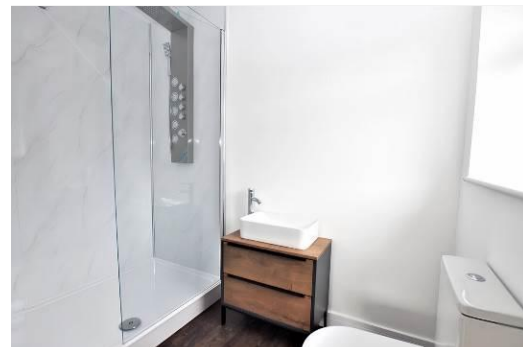


Useful Information

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 mains electric and water are available with a ground source heat pump and septic tank drainage. There is also under floor heating throughout, and each room can be individually controlled. 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



DIRECTIONS: From our office on Maer Lane turn left, then right at Nagington's Garage and at the Gingerbread roundabout take the first exit onto the A53, straight over the first roundabout and then take the first exit at the next roundabout by McDonald's. The property is 50 yards on your left and can be identified by our For Sale sign - it's the bungalow at the end of the long driveway.

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.

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Floor Plan

To Follow



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



www.barbers-online.co.uk