



Helping *you* move



Meadow Way, Great Hales Street, Market Drayton, TF9 1JL

Set in a superb location just off Great Hales Street, Meadow Way is a Three Bedroom Detached Bungalow with a generous Garden and Parking that's offered to the market with No Upward Chain. There is also the opportunity to purchase approximately 8 acres of pasture land with Barns and Sheds (that need renovation) by separate negotiation.

Offers In Excess Of
£310,000

Overview

- Three Bedroom Detached Bungalow with No Upward Chain
- Dining Kitchen, Hall, Porch, Boot Room
- Lounge, Conservatory, Bedroom 3/Study
- Two Further Bedrooms, Bathroom
- Long Rear Garden, Parking to Front
- 8 Acres of Pasture Land Available by Separate Negotiation
- Council Tax Band – E
- EPC Rating - D



Brief Description

The accommodation comprises of a Porch leading to the Hallway, Lounge with French doors leading out to the Conservatory, spacious Dining Kitchen which has a good range of traditional units with space for your cooker, fridge, washing machine and tumble dryer and the Lean To/Boot Room. Returning to the Hallway and there are two good-size Double Bedrooms, a generous Single Bedroom/Home Office and the Bathroom which has both a shower and corner bath.

Externally, there's enclosed parking to the front of the property, and a large rear Garden with a patio area that has steps down to a long lawn enclosed by mature hedges and borders, leading down to a large timber shed/workshop and a gate that opens to the track to the side of the property.

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 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. The central heating is currently provided by a back boiler behind the gas fire in the Living Room. 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. Tel: 0345 678 9002



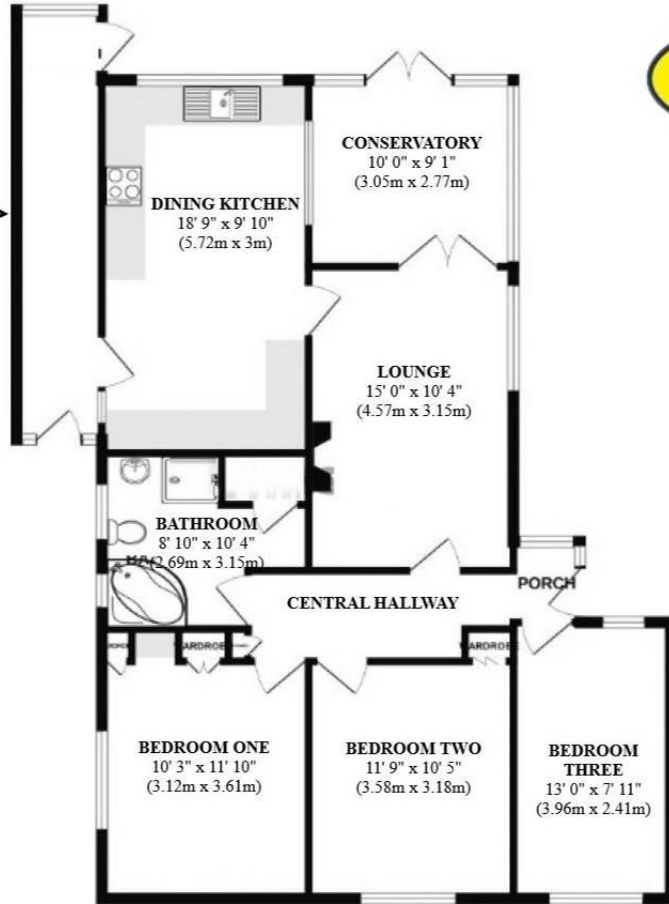
DIRECTIONS: From our office on Maer Lane, turn left, left at Nagington's Garage, straight over the next mini-roundabout and then right along Cheshire Street (the High Street). At the T-junction bear left, follow the road around to the right and just after the Red Lion Inn go straight onto Great Hales Street (one way). Just after Tern Ridge, turn right and Meadow Way is 100 meters to your left.

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.



**BOOT ROOM/
LEAN TO PORCH**
22' 7" x 4' 3"
(6.88m x 1.3m)



Floor Plan
Not to Scale
Please use as a guideline only

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for indicative purposes only and should be used as such for any prospective purchaser. 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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