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### 3 Verrill Close, Market Drayton, TF9 3FT

A beautifully presented modern, Two Bedroom Semi-Detached House on the popular Drayton Meadows development with two Double Bedrooms, spacious Lounge and off-road Parking for two cars. Offered to the market with No Upward Chain.

Offers In Region Of  
**£215,000**

### Overview

- Immaculate Two Bedroom Semi-Detached House
- No Upward Chain
- Entrance Hall, Cloaks/WC
- Kitchen with Integrated Appliances
- Lounge Diner with French Doors to Garden
- Two Double Bedrooms, Bathroom
- Enclosed Rear Garden
- Driveway Parking for Two Cars
- Council Tax Band – B
- Energy Rating - B



### Brief Description

The smart front door opens to the Hallway, with the Cloaks/WC to your left and the well-equipped Kitchen to your right. Here you'll find an excellent range of white gloss flat-fronted units and integrated fridge, freezer, dish washer and washing machine. To the rear of the property is the spacious Dining Lounge with French doors opening to the rear Garden and a really useful understairs cupboard. Stairs from the Hall lead up to the first floor Landing off which are the two light and spacious Double Bedrooms and the Bathroom with a shower over the bath.

Externally, the property has a small front Garden and Driveway Parking for two cars. A gate to the side of the property opens to the enclosed Rear Garden which is laid mainly to lawn, with a raised timber deck entertaining space and mature plants and shrubs.

### 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



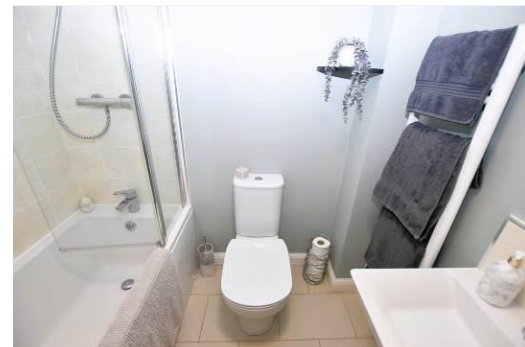
### Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or email the team at: [marketdrayton@barbers-online.co.uk](mailto: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, Tel: 0345 678 9002

**BUILDING DEVELOPMENT:** Tilia Homes will be developing the land to the rear of this property – details are online.

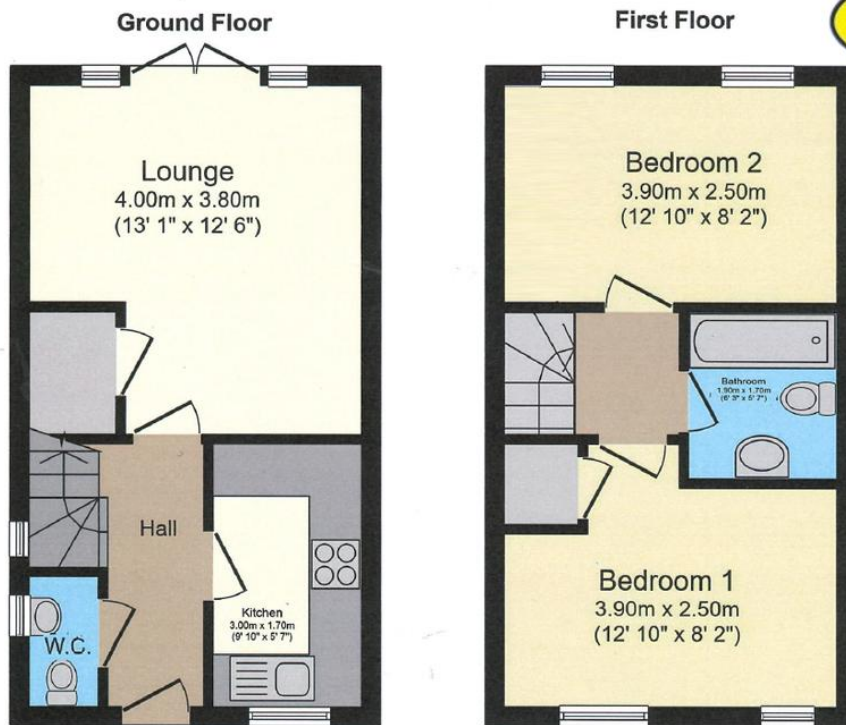


**DIRECTIONS:** At the Gingerbread Roundabout follow the A53 towards Tern Hill and Shrewsbury. After 0.5 miles turn left at the roundabout onto Blandford Way and after 0.2 miles turn right on Verrill Close and the property is 100 meters on your left and can be identified by our For Sale sign.

**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.





Total floor area 54.0 sq.m. (581 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com



## 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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