



Helping *you* move



15 Millfield Drive, Market Drayton, TF9 1HS

A beautifully presented Four Bedroom Detached House overlooking farm land, with new Conservatory, Breakfast Kitchen with Central Island, Principal Bedroom with En Suite, new Garden Office/Hobby Room, Double Garage and Driveway Parking for three Cars.

Offers In Region Of
£600,000

Overview

- Immaculately Presented Four Bedroom Detached House
- Great Location within Walking Distance of the Canal and The Grove School
- Entrance Hall, Cloaks/WC, Utility, Dining Kitchen, Lounge, Conservatory
- Principal Bedroom with En Suite
- Three Further Double Bedrooms, Bathroom, Garden Office
- Garden with Patio Entertaining Space, Double Garage
- Council Tax Band – T
- Energy Rating - D



Brief Description

To the front of the property is the Double Garage and Driveway Parking for three cars. To the ground floor the property offers you a welcoming Hallway, Cloaks/WC, spacious Lounge, Conservatory with bi-folding doors, Dining Room, smart, modern Breakfast Kitchen with central island/breakfast bar and Utility. To the first floor is a light and spacious central gallery Landing, generous Principal Bedroom with En Suite, three further good-size Double Bedrooms and the family Bathroom which has both a free-standing bath and a double shower.

To the rear of the property is the newly landscaped, terraced Garden with a large patio entertaining space with steps leading down through the retaining wall to a lawned garden with raised beds - and there's the most lovely new Garden Office with windows looking out over the Garden and farmland beyond.

Location

Set within walking distance of the Shropshire Union Canal and The Grove School, to the edge of Market Drayton - a busy market town with a weekly street market every Wednesday 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. 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
Tel: 0345 678 9002

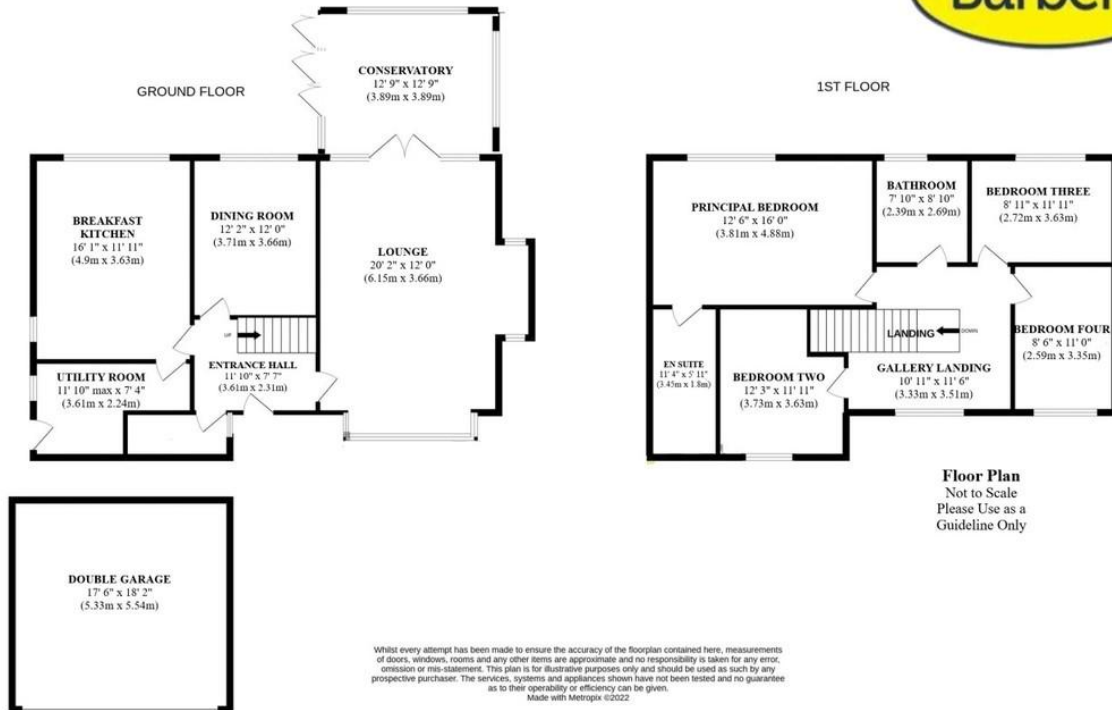
FOR MORE INFORMATION: Go to: www.barbers-online.co.uk



DIRECTIONS: From our office on Maer Lane turn left and then left again on Smithfield Road. Go straight over the two mini roundabouts and then bear left on Stafford Street. Follow the road out over the canal bridge and then bear right on Millfield Road, keeping left and you'll see three houses - this one is the middle one with the wide 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.



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**

