



Helping *you* move



## 43 Country Meadows, Market Drayton, TF9 3LP

A Four Bedroom Detached House in Popular Location, with spacious Living Accommodation including Lounge, Dining Room and Sun Room area, plus Garden, Garage and Driveway Parking.

Offers in the Region of  
**£325.000**

## Overview

- Nicely Presented Four Bedroom Detached House
- Lounge, Dining Room with Sun Room, Modern Breakfast Kitchen, Cloaks/WC
- Four Bedrooms, Bathroom
- Enclosed Rear Garden with Patio, Lawned Front Garden, Driveway, Garage
- Viewing Recommended
- Council Tax Band – D
- Energy Rating - D



## Brief Description

Off the Hallway is the ground floor WC/Cloakroom, and then a door opens through to the spacious Lounge off which is the Dining Room which leads through to the Sunroom - a really lovely light space with French doors out to the Garden. The Breakfast Kitchen has an excellent range of Shaker-style units with breakfast bar and understairs pantry cupboard. To the first floor, Bedroom One is a spacious double room with triple built-in wardrobes, and Bedroom Two is another double room, Bedrooms Three and Four are good-size single rooms, and a modern Shower Room with walk-in double shower.

Externally, the property has a lawned front Garden and a Driveway and Garage, and to the rear Garden is fully enclosed with a central lawn, mature trees and shrubs, small ornamental pool and a generous patio area.

## Location

Market Drayton is 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](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  
Tel: 0345 678 9002

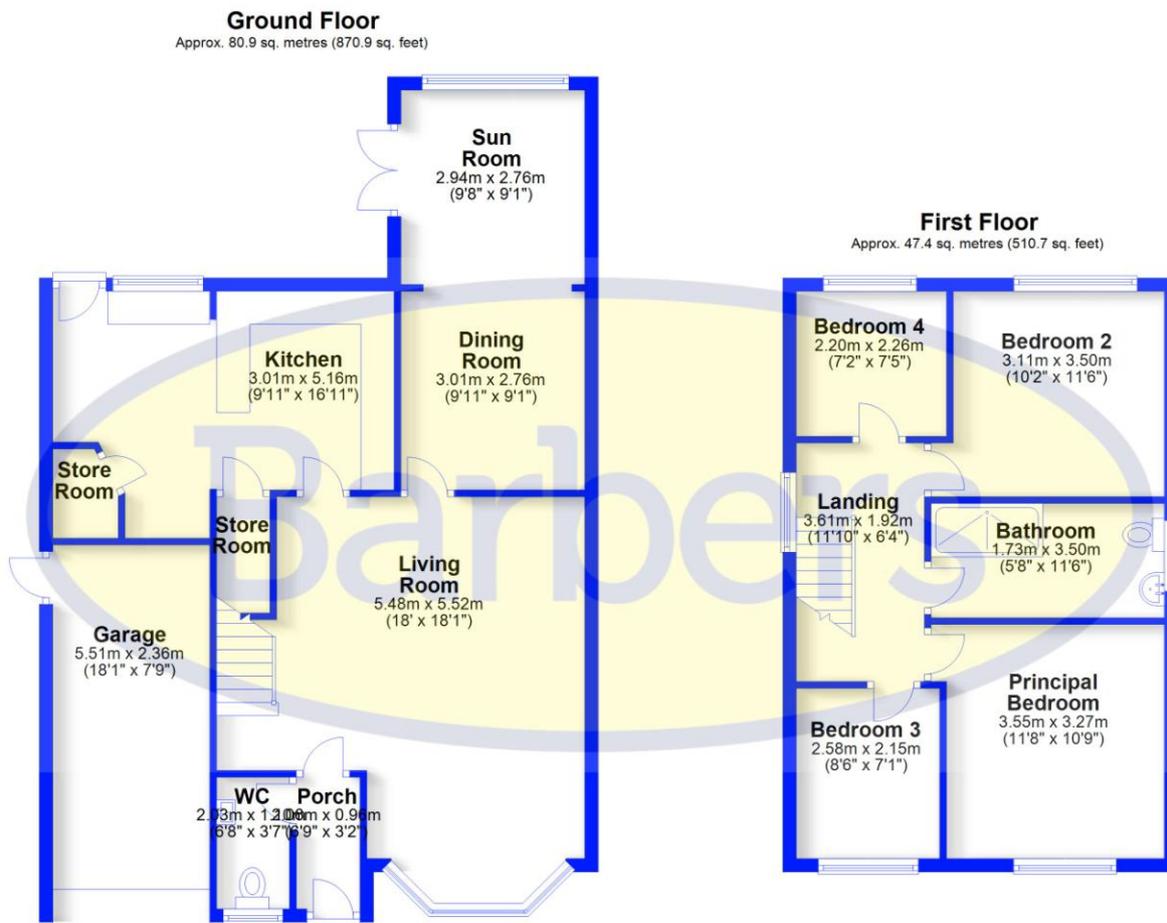
**FOR MORE INFORMATION:** Go to: [www.barbers-online.co.uk](http://www.barbers-online.co.uk)



**DIRECTIONS:** From our office on Maer Lane turn left, right and Nagington's Garage and then left on Prospect Road, straight across the mini roundabout and then left on Alexandra Road. Turn right on Shrewsbury Road, and after approximately one mile bear right on Country Meadows. Take the first turning left where the property is on your left and can be identified by our For Sale board.

**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 area: approx. 128.4 sq. metres (1381.6 sq. feet)

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



## 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.

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