



Helping *you* move



Clive Villa, Clive Road, Market Drayton, TF9 3DJ

A Four Bedroom Character House in the heart of Market Drayton with Driveway Parking and large, pretty rear Garden - and offered to the market with No Upward Chain

Offers In Region Of
£400,000

Overview

- Four Bedroom House with No Upward Chain
- Spacious Living Accommodation
- Reception Hall, Lounge, Snug, Conservatory
- Dining Room, Kitchen, Utility, WC
- Principal Bedroom with En Suite
- Three Further Double Bedrooms, Bathroom
- Large, Landscaped Rear Garden
- Driveway Parking for 2-3 Cars
- Council Tax Band – D
- Energy Rating - E



Brief Description

To the front of the property is a gravelled Driveway which gives you off-road Parking for 2-3 cars. To the ground floor is a small Entrance Hall, Lounge with a feature cast iron fireplace and patio doors out to the rear Garden, Reception Hall, Snug/Living Room, Conservatory, Dining Room, Kitchen, Utility and WC. To the first floor is the Principal Bedroom with modern En Suite with a corner walk-in shower, three further double Bedrooms and a modern Family Bathroom.

The rear Garden is just lovely! There's a timber decked entertaining area, a large timber garden shed, gravelled pathways, mature herbaceous and wildflower borders, a pergola, water feature and pond and large lawn surrounded by mature hedges and borders.

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

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

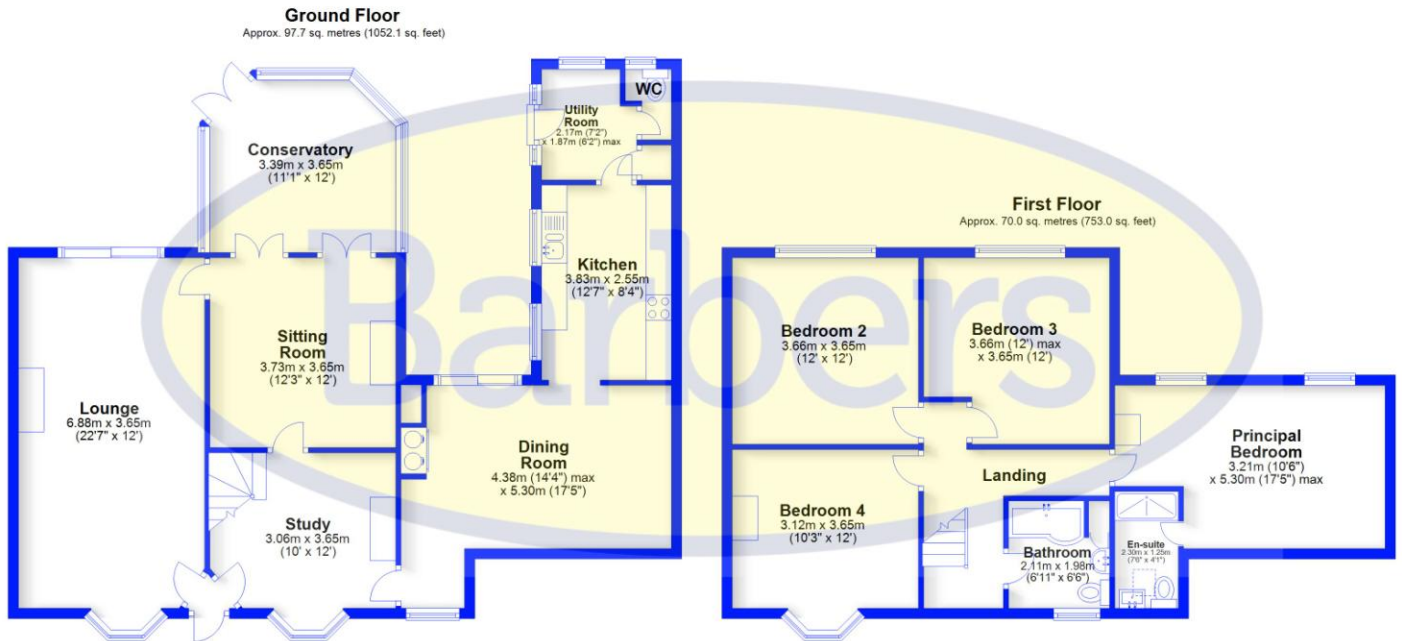
FOR MORE INFORMATION: Go to: www.barbers-online.co.uk



DIRECTIONS: From our office on Maer Lane turn left, left at Nagington's Garage, right at the mini roundabout and then right onto Shrewsbury Road. After approximately 0.2 miles turn right on Clive Road (a one-way road) and the property is approximately 500 yards 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.



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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