



Helping *you* move



9 Blandford Way, Market Drayton, TF9 3FS

A beautifully presented, stylish Four Bedroom Detached House with Lounge and separate Dining Room, Principal Bedroom with En Suite, Garden with Deck and Timber Gazebo, Garage and Driveway Parking.

Offers In Region Of
£345,000

Overview

- Four Bedroom Detached House
- Entrance Hall, WC, Breakfast Kitchen
- Lounge with French Doors, Dining Room
- Principal Bedroom with En Suite
- Three Further Bedrooms, Bathroom
- Rear Garden with Deck & Timber Gazebo
- Garage, Driveway Parking for Two Cars
- Council Tax Band - E, Energy Rating - B



Brief Description

The front door opens into the central Hallway and to your right is the Cloaks/WC and Dining Room, and to your left is the very spacious Lounge with a bay window to the front aspect and French doors out to the Garden. The Breakfast Kitchen has recently been updated with a good range of grey, flat fronted units, integrated fridge freezer, dishwasher, washing machine, hob with six gas burners, oven and microwave. To the first floor the Principal Bedroom has built-in wardrobes and an En Suite with double shower, and Bedrooms Two and Three are both light and spacious Double Rooms. Bedroom Four is a generous Single Bedroom and is currently used as a Home Office, and completing the accommodation is the Family Bathroom.

Externally, the property makes a great first impression, with a low hedge and railings around the front Garden and a pathway up to the smart black front door.

The rear Garden has a large patio area, timber deck with space for seating and a timber gazebo that currently houses a hot tub, central lawn and shrub borders. To the side of the property is the double-width driveway leading to the Garage, and a gate to the rear of the property.

Location

Blandford Way is 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.



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

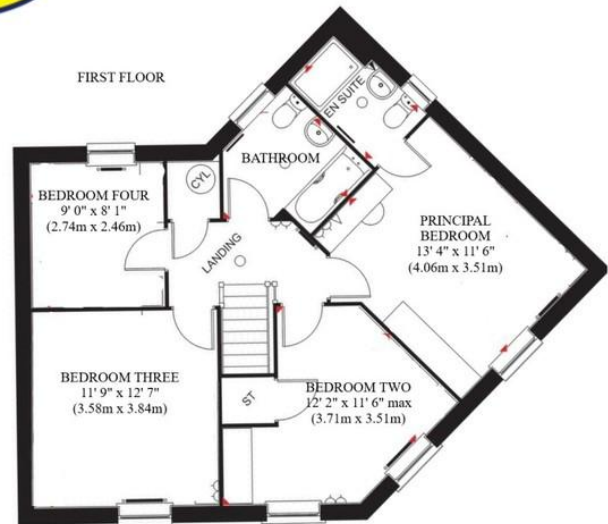
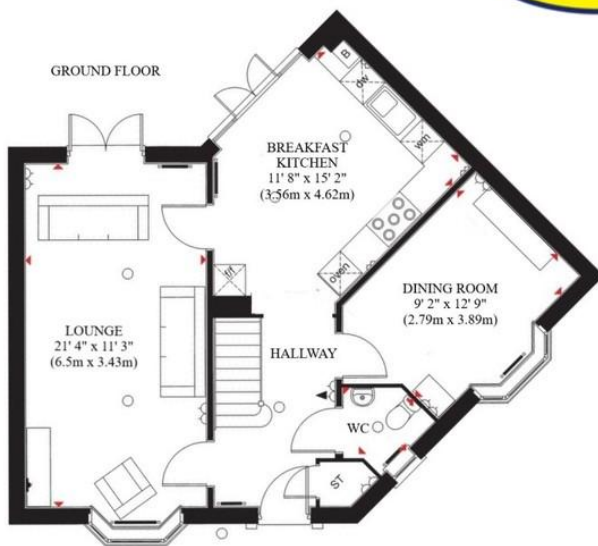
TENURE: Freehold



DIRECTIONS: From Market Drayton's Gingerbread roundabout, take the A53 towards Tern Hill. At the first roundabout turn left 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.



FLOOR PLAN
Not to Scale
Please use as a guideline only



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**

