



Helping *you* move



## 17 Millfield Drive, Market Drayton, TF9 1HS

A nicely presented Four Bedroom, Two Bathroom Detached House tucked away at the end of a small cul-de-sac with spacious Lounge, separate Dining Room, Principal Bedroom with En Suite Wet Room and a good-size rear Garden.

Offers In Region Of  
**£485,000**

## Overview

- Four Bedroom Detached House with Spacious Accommodation
- Highly Desirable Residential Area
- Entrance Hall, Cloaks/WC, Dining Kitchen, Living Room, Conservatory, Dining Room
- Principal Bedroom with En Suite Wet Room
- Three Further Double Bedrooms, Bathroom
- Rear Garden, Converted Garage
- Council Tax Band – F
- Energy Rating - D



## Brief Description

A warm and inviting Reception Hall with access to the WC and stairs leading up to the first-floor accommodation. The Dining Kitchen is perfect for informal family dining, with plenty of space for a large kitchen table, and a generous Utility Room. The Living Room has a brick-built inglenook fireplace, box bay window and French doors open to the Conservatory. To the first floor is the Gallery Landing and the Principal Bedroom with a large En Suite featuring a walk-in wet room-style shower. There's three further Double Bedrooms and the Family Bathroom with both a shower and bathtub/

Externally, the property sits on a good-size plot and to the front is a wide Driveway giving you Parking for several cars, and the Double Garage has been converted to a Games/Media space that's currently used as a snooker room. To the rear of the property is a generous Garden set over two terraces.

## 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, and access to the Shropshire Union Canal.

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

**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm



**DIRECTIONS:** From our office on Maer Lane turn left, then left on Smithfield Road, straight over the two mini roundabouts and then left on Stafford Street. Follow the road out over the canal bridge and then bear right on Millfield Road, keeping left into a small cul-de-sac - No 17 is the end one to your right and you can park in front of the Garage. What3Words: [inform.earth-surprises](https://www.what3words.com/earth-surprises)

**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.



This Floor Plan is Not to Scale - please use as a guideline to layout only. All measurements, and door/window/cabinet placements are approximate. This floor plan does not form part of any agreement, and no liability is taken for any error, omission or misstatement.



## 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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