



Helping *you* move



9 Sambrook Crescent, Market Drayton, TF9 1NG

A beautifully presented Four Bedroom Detached House that's in pristine 'move-in' condition! Recently redecorated throughout, with new Carpets, Flooring, Kitchen, Bathroom and En Suite, this light and spacious family home impresses at every turn.

Offers In Region Of
£485,000

Overview

- Smart, Modern Four Bedroom Detached House
- Entrance Hall, Cloakroom/WC, Utility Room, Breakfast Kitchen with Pantry / Boot Room
- Lounge with Inglenook Fireplace, Dining Room & Conservatory
- Principal Bedroom with En Suite, Family Bathroom
- Generous Enclosed Rear Garden with Patio Area, Double Garage with Driveway Parking
- Council Tax Band - F, Energy Rating - D



Brief Description

Off the Entrance Hall is the Cloakroom/WC, and to your right is the generous Lounge which has a box bay window and an inglenook fireplace with feature brick fireplace housing an open fire. The Lounge leads through to the Dining Room which has floor-to-ceiling sliding patio doors opening through to the Conservatory. The Breakfast Kitchen has an excellent range of smart, new units with a peninsular breakfast bar, integrated dishwasher, induction hob with extractor fan over, oven and combination oven/microwave. Off the Kitchen is the Pantry/Boot Room, with a door to the Utility and onto the Double Garage.

To the first floor, and the Principal Bedroom has a range of built-in wardrobes and a spacious En Suite, plus three further double Bedrooms and a smart Bathroom with Shower and Bath.

Externally, the property has a lawned front Garden and a wide driveway in front of the Garage Doors giving you parking for 3-4 cars.

There's an electric car charging point to the side of the Garage, and gates to both sides lead round to the rear Garden - a lovely open space with a central lawn edged with sleepers to the formal flower beds, large patio entertaining space, raised vegetable beds, green house and a large, insulated garden shed with light and power that's currently used as a Home Gym.



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

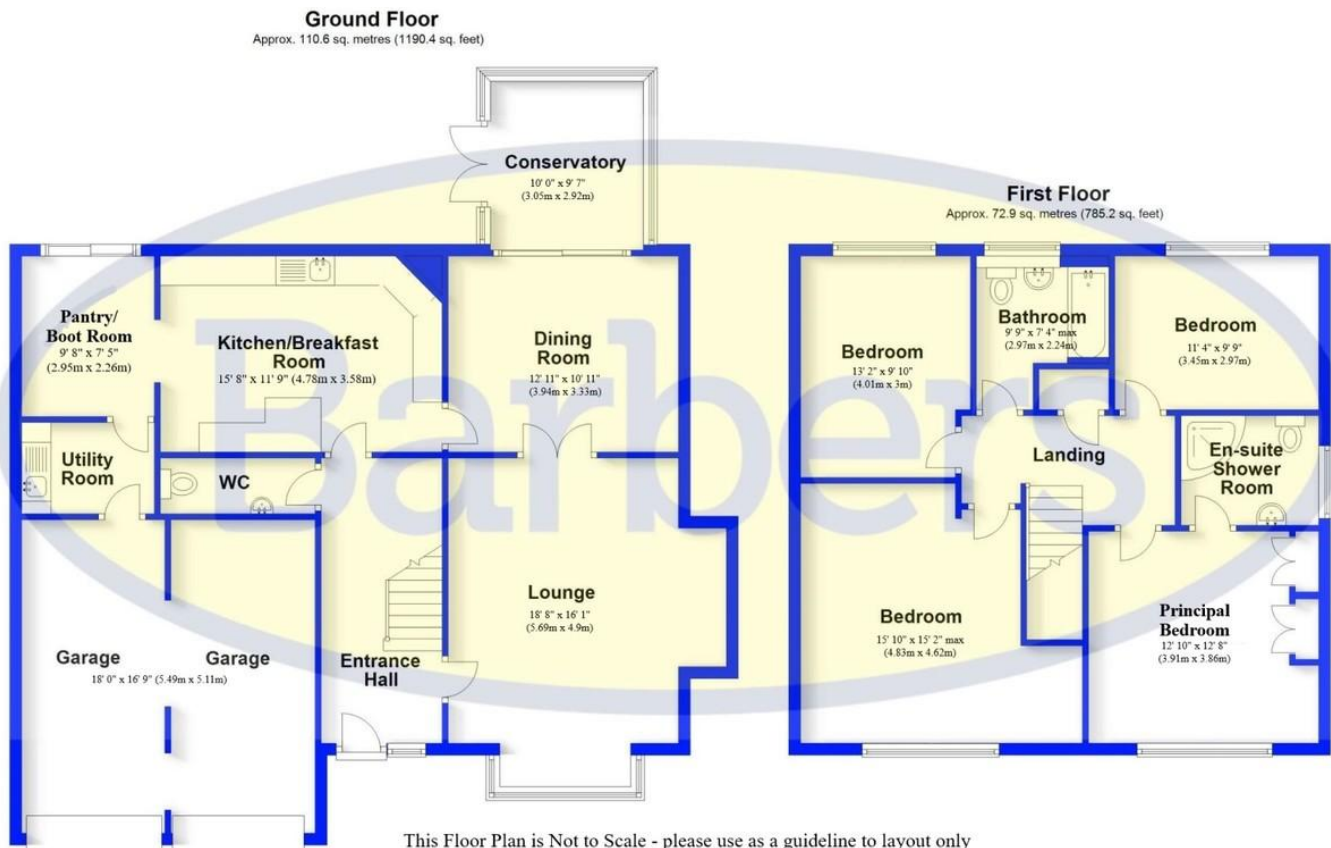
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: On Stafford Road pass the Grove School on your right and go over the canal bridge, then turn left on Sambrook Crescent and the property is 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: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted at a cost of £30 (incl. VAT) per buyer. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only 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.

BARBERS ESTATE AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

