



Helping *you* move



## 6 Wordsworth Drive, Market Drayton, TF9 1ND

Offered to the market with No Upward Chain, and set on a large 0.12 acre Garden Plot, 6 Wordsworth Drive offers you very spacious Living Accommodation, Principal Bedroom with En Suite and a Double Garage.

Offers In Region Of  
**£475,000**

## Overview

- Four Bedroom Detached House in Highly Popular Residential Area
- No Upward Chain
- Entrance Porch, Hall, Kitchen, Utility, Home Office, Garden Room
- Spacious Lounge, Dining Room, Conservatory
- Principal Bedroom with En Suite Bathroom, Three Further Bedrooms, Bathroom
- Double Garage, Driveway Parking, Generous Rear Garden
- Council Tax Band - E, Energy Rating - C



## Brief Description

To the ground floor is the front Porch that leads to the Hallway, a Guest WC, Lounge with French doors to the Dining Room which, in turn, leads to the generous Conservatory overlooking the landscaped rear Garden. The Kitchen has an excellent range of traditional units with integrated dishwasher, fridge, double oven and hob with extractor fan over, plus a Utility and the Home Office which leads through to the Garden Room which has light flooding in through windows to three sides.

To the first floor, and the Principal Bedroom has a range of fitted wardrobes, drawers and dressing table, plus an En Suite with a double shower. Bedrooms Two and Three are also generous Double Bedrooms, and Bedroom Four is a good-size Single Room - and the Bathroom has a four-piece suite including a corner bath.

The rear Garden has been nicely landscaped with a large paved patio area, mature raised beds and a central lawn with a striking Monkey Puzzle tree.

## 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

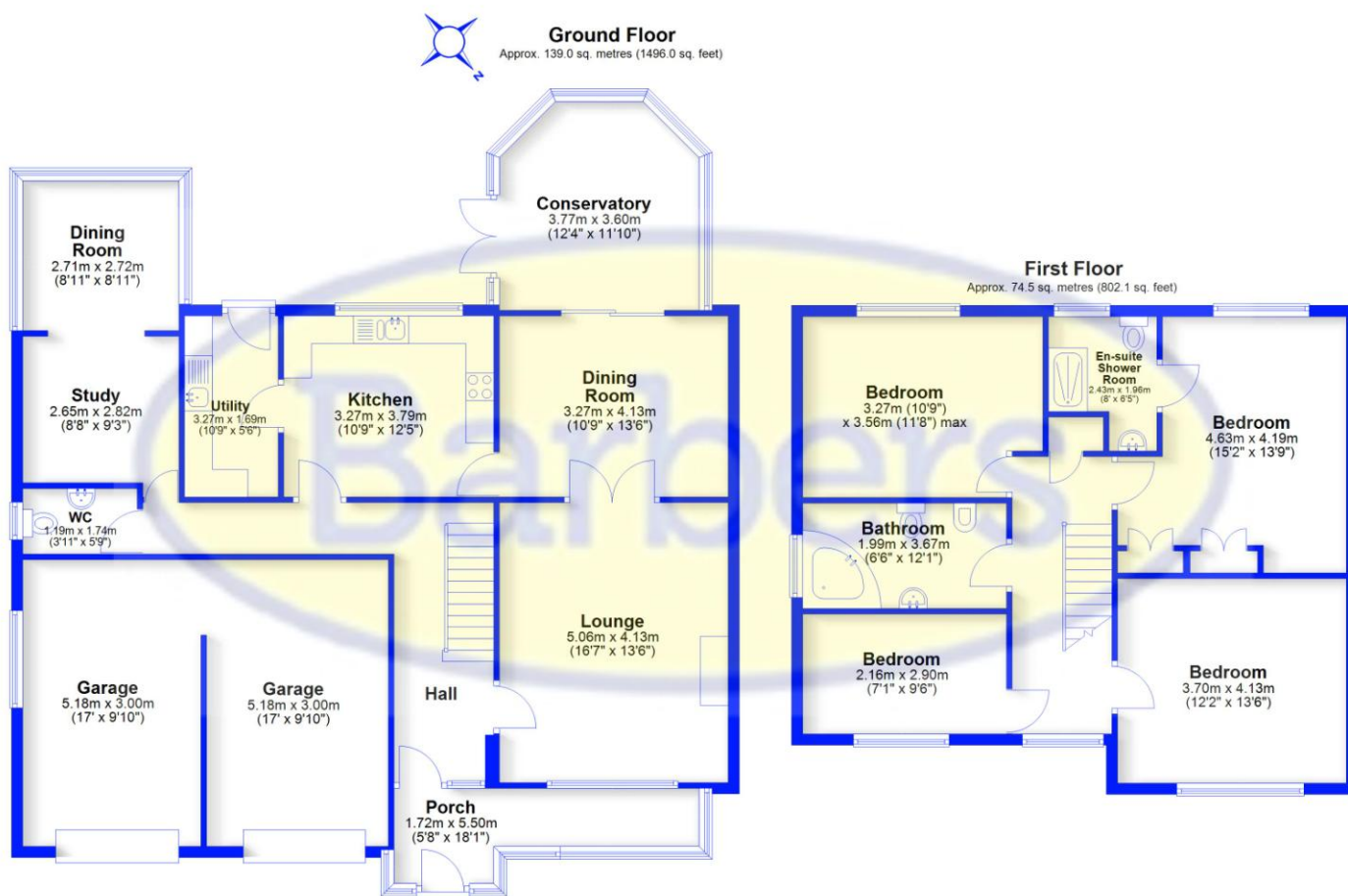
**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



**DIRECTIONS:** From our Office turn left onto Maer Lane, left at Nagington's Garage and then right onto Frogmore Road. At the next mini island turn right onto Shropshire Street continuing onto Shrewsbury Road. Turn left onto Buntingsdale Road, left onto Wordsworth Drive where the property is on your right and can be identified by our For Sale sign.

**INDEPENDENT MORTGAGE ADVICE:** To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

**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 on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of



Total area: approx. 213.5 sq. metres (2298.1 sq. feet)

Plan produced by [www.firstpropertieservices.co.uk](http://www.firstpropertieservices.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.

**BARBERS ESTATE AGENT:** Tower House, Maer Lane,  
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