



28 Corbet Drive, Adderley, Market Drayton, TF9 3LW

Price Range £375,500



In association with





A particularly desirable Four Bedroom Modern Rural Village Family House circa 1980's offered with no chain and great potential for prospective purchasers to upgrade and instil their own personal requirements to the practical and versatile layout.

Standing on a choice garden plot, on the edge of the development, at the head of the cul de sac with an open aspect west facing rear garden.

### GENERAL REMARKS

Comments by Mark Johnson FRICS. Chartered Valuer and Estate Agent @ Baker Wynne and Wilson.

Nestled in the heart of a conveniently located village, this choice 1980s-build four-bedroom home offers a rare blend of retro-modern appeal and untapped potential.

Offered for sale to sell with no chain, this house invites you to add your own personality to easily create your dream home. 160.3 m2 includes tandem garage.

### BUYERS ARE WAITING TO HEAR ABOUT YOUR HOME

If you like these details why not request an appraisal with a local expert Mark Johnson FRICS. Mark will consider the elements that make your home desirable and maximise its value by accentuating these in your listing. The sale process begins with a free market appraisal of your property

### OUT AND ABOUT

The property is in the village of Adderley with a local primary school and a secondary school close by in the historic town of Market Drayton. Adderley has a village hall and a range of activities and events throughout the year. The charming village of Audlem is 3 miles away where there are a range of local shops, pubs, and canal. There are larger supermarkets in the nearby town of Market Drayton and the A53 gives excellent access to Shrewsbury, Telford, Stafford, and the motorway network.





## APPROXIMATE DISTANCES

Market Drayton 3.5 miles, Audlem 2.5 miles, Nantwich 9 miles, Crewe (intercity rail network - London Euston 90 minutes, Manchester 40 minutes) 12 miles, Newcastle Under Lyme 16 miles, Shrewsbury 22 miles.

## DIRECTIONS TO TF9 3LW

What3words /// acoustics.clues.beads

From Nantwich take the A529 over the level crossings into Wellington Road (this becomes Audlem Road), proceed for about 6.5 miles into Audlem. In the centre of the village, turn right, proceed over the canal bridge, and take the A529 signed Market Drayton. Proceed for 2.7 miles into Adderley, turn left into Rectory Lane, first left into Corbet Drive and No.8, is located on the left-hand side.

## THE TOUR

The accommodation with approx. dimensions comprises:

### ENTRANCE PORCH

8'10" x 3'4"

Composite entrance door, panel glazed internal door.

### HALL

15'3" x 9'1"

radiator, under stairs store area.

### W/C

5'11" x 3'5"

low level WC, wash hand basin, built in cupboard.

### LIVING ROOM

15'7" x 11'4"

Adam style fire surround and hearth with electric fire., double glazed window, dado rail, radiator. Open arch to:

### DINING ROOM

10'10" x 9'11"

Dado rail, radiator.

### CONSERVATORY

10'1" x 7'0"

Brick base with UPVC double glazed windows, solar roof, laminate flooring, double opening external doors, internal sliding door, radiator.



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## KITCHEN

10'10" x 9'10"

Modern painted units to various elevations, stainless steel sink unit, base cupboards and drawers, wall mounted display and storage units, fitted appliances: electric oven, Beko ceramic hob, radiator, tiled walls, laminate floor.

## UTILITY ROOM

10'10" x 5'5"

Stainless steel sink unit, base storage units and space for domestic appliances, ceramic tile floor, part tiled walls, radiator.

## FIRST FLOOR LANDING

15'5" x 6'2"

Access to loft, double glazed window, airing cupboard with lagged hot water cylinder.

## BEDROOM ONE

13'4" x 12'3"

Double glazed window, radiator.

## ENSUITE SHOWER ROOM

6'11" x 5'8"

Low level WC, hand basintiled shower cubicle with folding screen door and shower, double glazed window, radiator.

## BEDROOM TWO

12'8" x 9'6"

Double glazed window, radiator.

## BEDROOM THREE

9'10" x 9'5"

Open aspect, double glazed window, radiator.

## BEDROOM FOUR

9'10" x 8'6"

Open aspect, double glazed window, radiator.

## BATHROOM

6'8" x 6'6"

Modern white suite comprising pedestal hand basin, panel bath, close couples W/C, part tiled walls, radiator.

## EXTERIOR

Located at the head of the cul de sac on the outer edge of the development with front lawn and concrete driveway.

## ATTACHED TANDEM GARAGE/ ENCLOSED CAR PORT 34'4" x 8'7"

power and light, Iona oil fired boiler, up and over door.

Westerly facing rear garden, lawned, Indian tone patio with wall fixed sun canopy canopy, Mature boundary hedging, timber shed, oil storage tank, cold water tap, side gate access.

## SERVICES

Mains water, drainage and electricity. Oil fired central heating.

N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

## CONSTRUCTION

Facing cavity brickwork beneath a main tile covered house roof.

## COUNCIL TAX BAND

## TENURE

FREEHOLD

## VEIWINGS ARRANGEMENTS

By appointment with the sole selling agents Baker Wynne and Wilson  
01270 625214





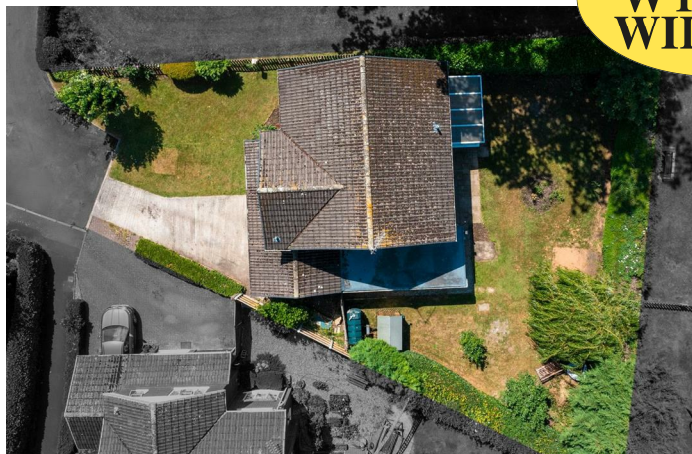


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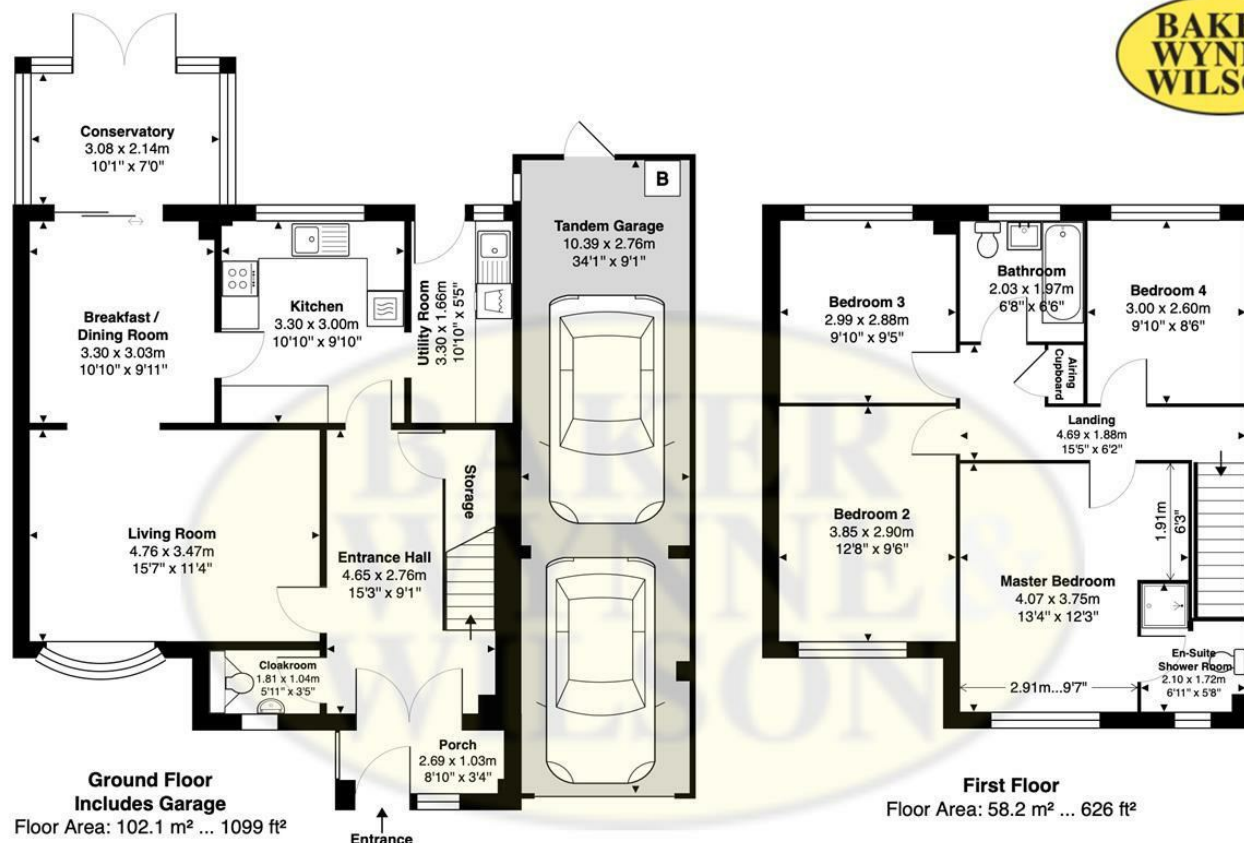


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**28 CORBET DRIVE, ADDERLEY, MARKET DRAYTON, SHROPSHIRE, TF9 3LW**

Approximate Gross Internal Area: 160.3 m<sup>2</sup> ... 1726 ft<sup>2</sup> Includes Tandem Garage

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
Floor plan produced by Leon Sancese from Green House EPC 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		76
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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