



Helping *you* move



30 Sherwood Crescent, Market Drayton, TF9 1NJ

A Spacious Four Bedroom Semi-Detached House in a highly popular residential area - with Driveway Parking, Garage and a Summerhouse, this lovely family home is ready and waiting for you to move into!

Offers In Region Of
£265,000

Overview

- Spacious Semi Detached Four Bedroom House
- Very Popular Residential Estate
- Entrance Hallway, Cloaks/WC
- Spacious Lounge/Dining Room
- Conservatory, Modern Kitchen
- Bathroom, Separate W/C
- Attractive Front & Rear Garden, Summerhouse
- Integral Garage, Double Width Driveway
- Council Tax Band – C
- EPC Rating - D



Brief Description

To the ground floor is the Entrance Hallway, Cloaks/WC, generous Lounge/Dining Room, large Conservatory and a smart, modern Kitchen with integrated appliances. To the first floor you will find three Double Bedrooms, a Single Bedroom, Family Bathroom with Vanity Unit and P-Shaped Bath with shower over and a separate WC.

Externally, the property has lots to like! To the front is a small lawned area and Driveway Parking for 2-3 cars leading up to the single Garage. To the right of the property, a gate opens to a paved pathway that leads round to the rear Garden which is mainly paved giving you two entertaining spaces and is home to an L-Shaped Summerhouse.

Location

Market Drayton is a busy market town with a weekly Wednesday street market whose charter dates back to 1245. The town has a High School, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops and Supermarkets. There's a good range of sports clubs including Squash, Tennis, Cricket and Football.

A wider range of shops and facilities can be found in 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 25 minutes' drive (depending on traffic).



Your **Local** Property Experts
01630 653641



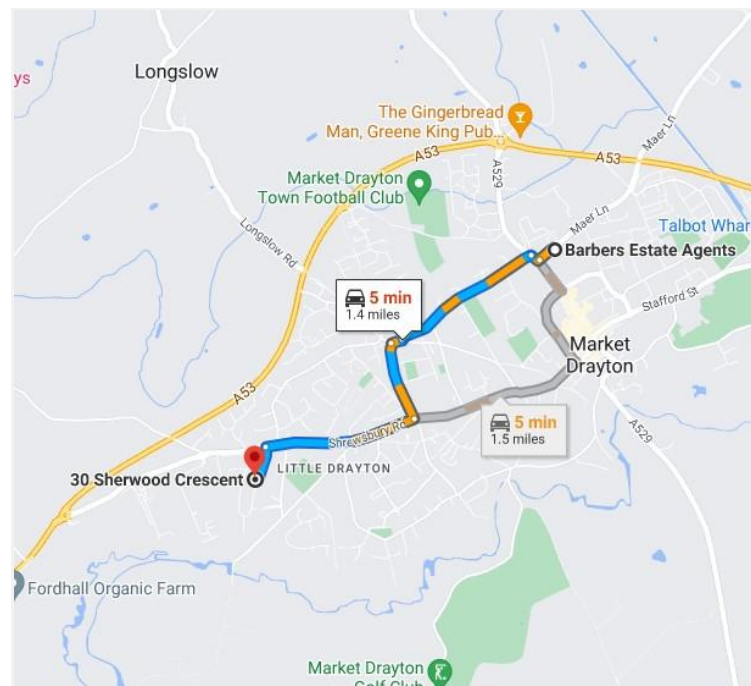
Useful Information

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 are available with gas central heating. 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, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

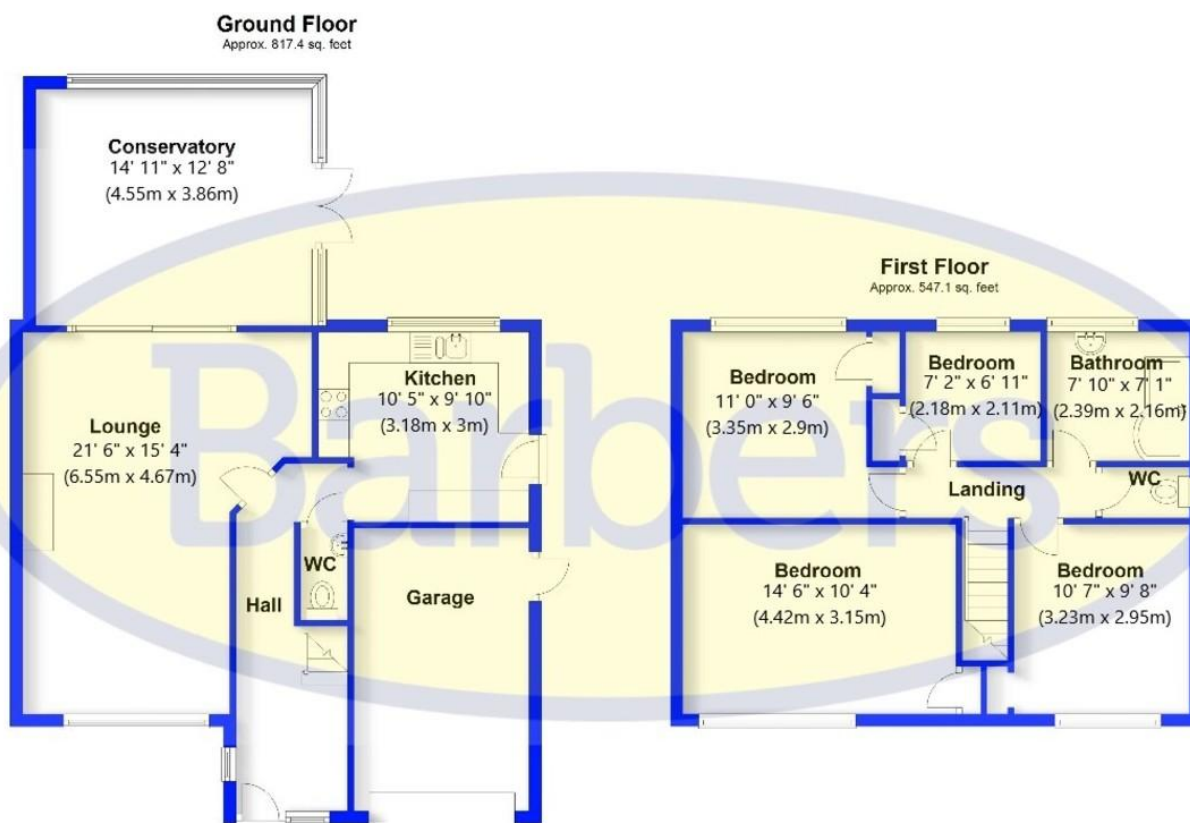
FOR MORE INFORMATION: Go to: www.barbers-online.co.uk



DIRECTIONS: From our office on Maer Lane turn left, right at the mini roundabout and then left on Prospect Road. Go straight over the next mini roundabout and then left on Alexandra Road - then right on Shrewsbury Road. After approximately 0.4 miles turn left on Sherwood Crescent and the property is approximately 500 yards on your right.

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.



Total area: approx. 1364.5 sq. feet

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.

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