



Helping *you* move



Homelea, Victoria Road, Market Drayton, TF9 3DW

This is a beautifully presented Four Bedroom Semi-Detached House with Off Road Parking on Victoria Road - with a new, very spacious Open-Plan Dining Kitchen and lovely entertaining Garden space.

Offers In Region Of
£260,000

Overview

- Four Bedroom Semi-Detached House
- New Open Plan Dining Kitchen
- Entrance Hall, Study Area, Ground Floor WC
- Lounge with Bay Window
- Four Bedrooms, One With En Suite, Family Bathroom
- Good Size Rear Garden, Patio, Timber Deck & Large Shed
- Off Road Parking for Two Vehicles
- Council Tax Band – B
- EPC Rating - D



Brief Description

The accommodation throughout is beautifully presented and to the ground floor is the Entrance Hall, Cloaks/WC, a spacious Lounge and the impressive, newly refurbished Dining Kitchen. This really is a super space, with a smart range of kitchen units, integrated appliances, central island and double sliding doors out to the rear Garden. To the first floor are the four Bedrooms - Bedroom One has an En Suite Shower Room and there's also the newly fitted Family Bathroom.

Externally, to the front is off road Parking for two vehicles and the rear Garden which has been recently landscaped and offers you a large lawned garden, timber decked area and a patio area and a large Garden Shed with light and power.

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

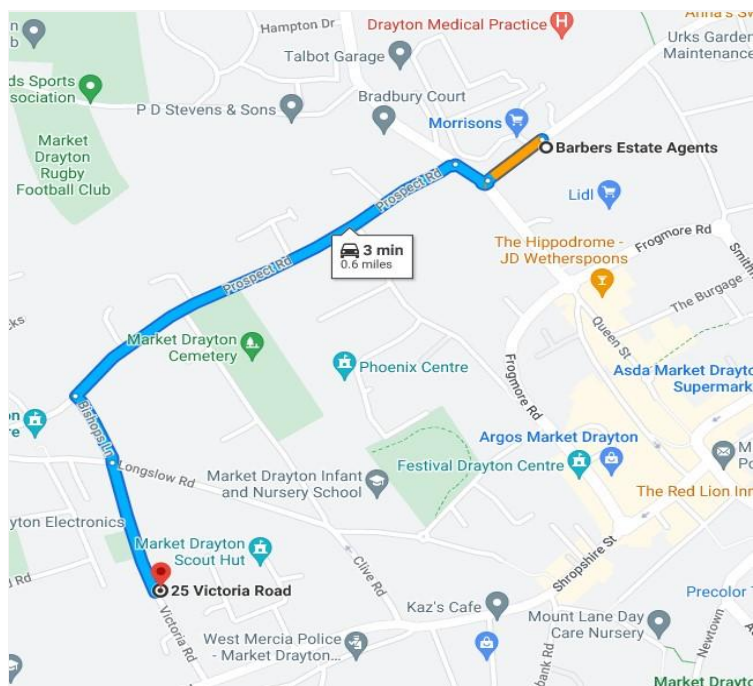
TO VIEW THIS PROPERTY: Please contact our Market Drayton Office 01630 653641 or Email to:

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 the 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



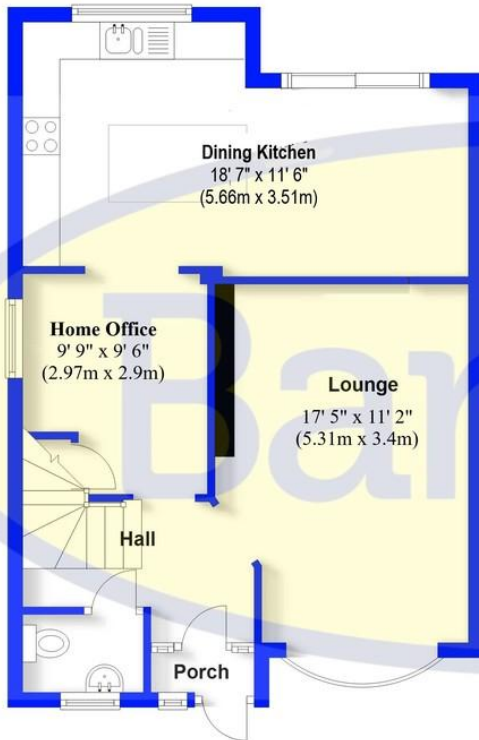
DIRECTIONS: From our office on Maer Lane, turn left and then right by Nagintgon's Garage, and left at the next mini roundabout on Prospect Road. After approximately 0.4 miles turn left on Bishops Gate and then continue on to Victoria Road, and the property is approximately 500 yards on your left and 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: 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.

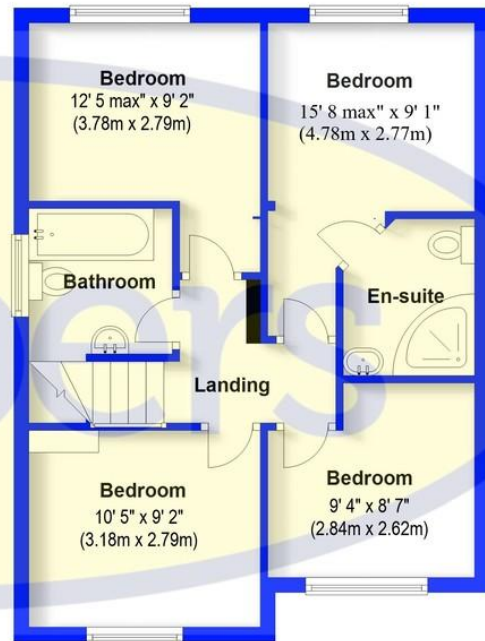
Ground Floor

Approx. 49.8 sq. metres (536.3 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.5 sq. feet)



Total area: approx. 97.0 sq. metres (1043.7 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.

BARBERS ESTATE AGENTS: Tower House, Maer Lane, Market Drayton, TF9 3SH | Tel: 01630 653641
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