



Helping *you* move



## 53 Chancel Drive, Market Drayton, TF9 3QT

A smart Four Bedroom, Two Bathroom Family Home in a highly popular residential area - with Dining Kitchen, Lounge, Conservatory, Principal Bedroom with En Suite and an integral Garage.

Offers In Region Of  
**£250,000**



## Overview

- Four Bedroom Detached House
- Popular Residential Location
- Entrance Hall, Cloaks/WC, Utility
- Spacious Lounge with Feature Fireplace
- Dining Kitchen with French Doors to Conservatory
- Principal Bedroom with En Suite, Bathroom
- Enclosed Rear Garden with Patio
- Integral Garage, Driveway Parking
- Council Tax Band – D
- EPC Rating - TBC



## Brief Description

To the ground floor is the Hallway with stairs to the first floor Landing, Cloaks/WC, Lounge with a feature fireplace, spacious Dining Kitchen with French doors out to the Conservatory and the Utility. From the Utility you can access the Integrated Garage and a further door leads out to the rear Garden. To the first-is the Principal Bedroom with built-in wardrobes and En Suite Shower Room, three further Bedrooms - one of which is set up as a Home Office - and the Family Bathroom.

Externally, there's a small forecourt Garden with Driveway Parking in front of the Integral Garage. A gate to the side leads round to the enclosed rear Garden which has a patio area, flower beds, central lawn with a stepping-stone path to the large garden shed.

## 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



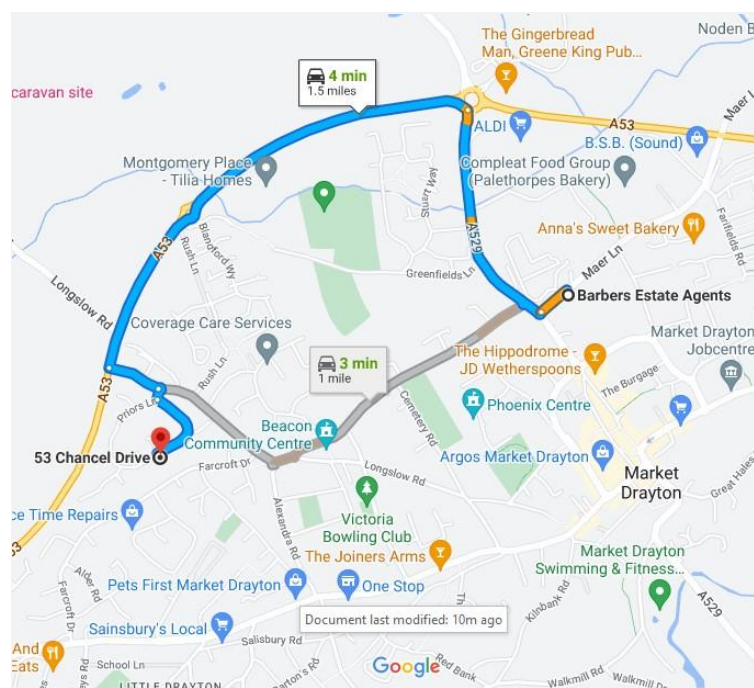
### Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or email the team at: [marketdrayton@barbers-online.co.uk](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, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

**FOR MORE INFORMATION:** Go to: [www.barbers-online.co.uk](http://www.barbers-online.co.uk)



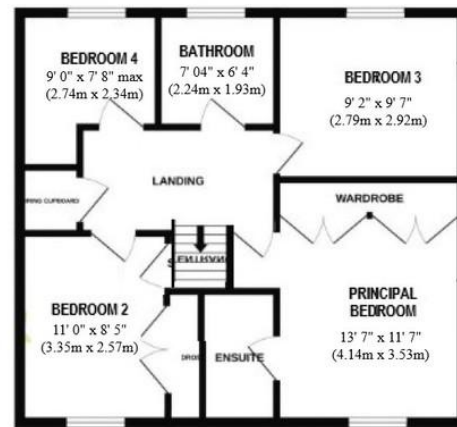
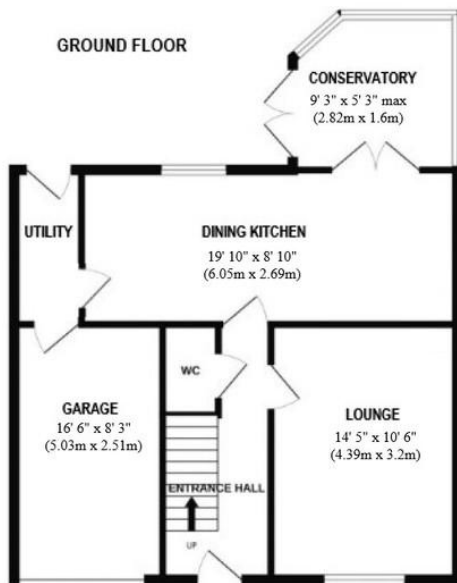
**DIRECTIONS:** From our office turn left onto Maer Lane, right onto Cheshire Street, over the bridge and then left on the A53. Turn left into Bridge Road, right onto Priors Lane, left on Chancel Drive and follow the road round to your right for approximately 500 yards where you will then find the property on the right hand side which can be identified by our For Sale board.

**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.



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**FLOOR PLAN - Not to Scale**  
Use as a Guideline Only

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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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