



Helping *you* move



5 Dalelands West, Market Drayton, TF9 1DG

A Traditional Three-Bedroom Semi-Detached House in a popular location, with Lounge, Dining Room, rear Garden and off-road Parking.

Offers in Excess of
£160,000

Overview

- Three Bedroom Semi-Detached House
- Conveniently Located for local Schools & Shops
- Entrance Hall, Lounge, Dining Room
- Kitchen, W.C., Store/Home Office
- Three Bedrooms, Bathroom
- Enclosed Rear Garden, Off Road Parking
- Close to Town Circular Bus Route
- Council Tax Band – B
- EPC Rating - E



Brief Description

The front door opens to the Hallway and to your right is the Lounge which has patio doors out to the rear Garden, The Dining Room has a tiled fireplace, a walk-in cupboard that houses the gas central heating boiler. The Kitchen has a good range of units and plumbing for your washing machine. The inner Lobby has a door to the side of the property, a Cloaks/W.C., and Play Room/Home Office. To the first floor are two Double Bedrooms with Bedroom One having built-in wardrobes, a good-size Single Bedroom and the family Bathroom.

Externally, there's a small front Garden plus off-road parking to the front of the property for two cars and an enclosed lawned Garden with patio area to the rear.

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 30 minutes' drive.



Your Local Property Experts

01630 653641



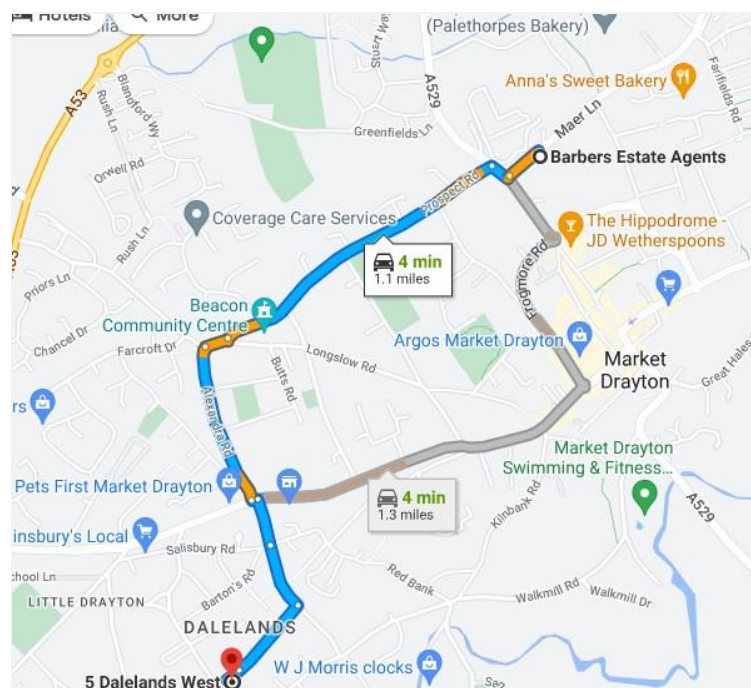
Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

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, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

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



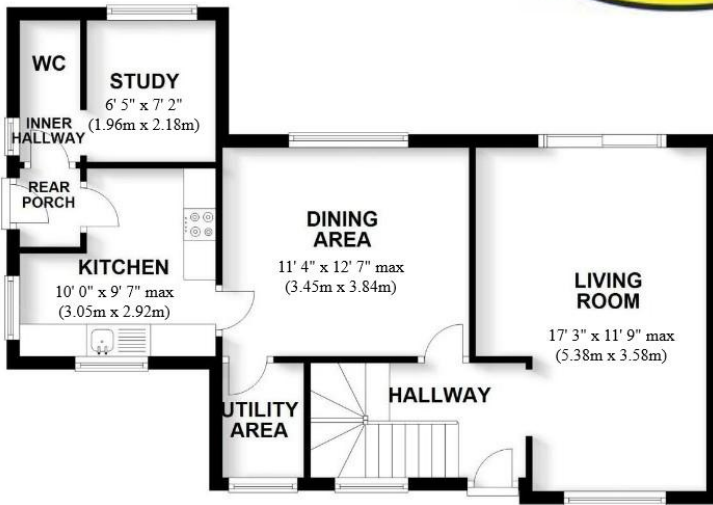
DIRECTIONS: From our office on Maer Lane turn left and then right by Nagington's Garage and then left on Prospect Road. Go straight on at the first mini roundabout and then bear left on Alexandra Road. At the junction with Shrewsbury Road turn right and then take the next left into Highfields, follow the road round to the mini-roundabout where you'll turn left and the property is on your right 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.

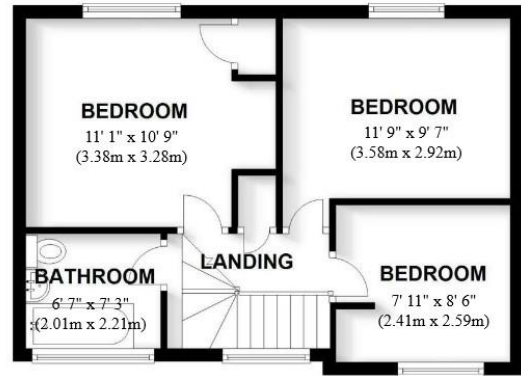
AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the



GROUND FLOOR
APPROX. 600.8 SQ. FEET



FIRST FLOOR
APPROX. 422.1 SQ. FEET



TOTAL AREA: APPROX. 1022.9 SQ. FEET

Plan produced by www.firstpropertyservices.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,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk**

