



Helping *you* move



## Farcroft Villa, Bishops Lane, TF9 3BL

This traditional Edwardian Three Bedroom Semi-Detached House has been modernised to a good standard whilst retaining its original charm and features - and is offered to the market with No Upward Chain.

Offers In Region Of  
**£250,000**

## Overview

- A Charming Edwardian Semi Detached House
- Being Offered With No Upward Chain
- Breakfast Kitchen, Utility Room
- Cloakroom/wc, Pantry
- Spacious Lounge with Open Fire
- Three Bedrooms (Two Double)
- Family Bathroom
- Lawned Rear Garden
- Off-Road Parking for Two Cars
- Council Tax Band – C
- EPC Rating - D



## Brief Description

To the ground floor there's a light and spacious Lounge with bay window and an open fire set in the original 1930s fireplace, a Breakfast Kitchen has a good range of soft grey Shaker-style units with integrated fridge freezer, double oven, hob with extractor fan over and the original larder cupboard, inner Hall with Pantry area, W.C., and the modern Utility with a Belfast sink. To the first floor is the galleried landing, two generous Double Bedrooms, an L-Shaped Bedroom with dual aspect windows and the Family Bathroom which has a white suite including a P-shaped bath with overhead shower.

To the front of the property there's parking for two vehicles and a gate in the picket fence opens to a large lawned garden, and to the rear of the property there's an enclosed central lawn with mature trees and shrubs and large timber shed.

## Location

Market Drayton is a busy market town with a weekly Wednesday street market whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs.

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



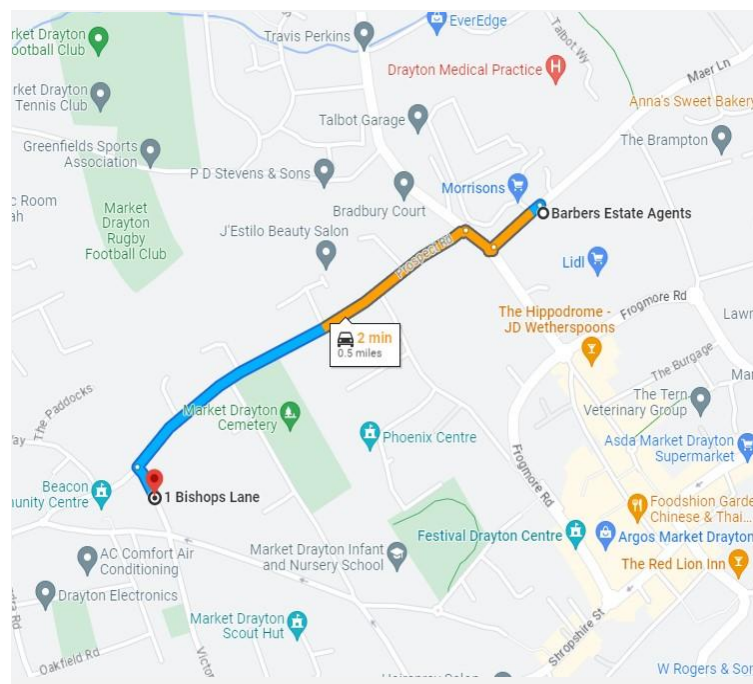
### Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or email the team at: [marketdrayton@barbers-online.co.uk](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, 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 in Maer Lane turn right at the mini-island and then turn left at the second mini-island into Prospect Road. Continue along this road and then take the third left hand turning into Bishops Lane where the property will be found on the right-hand side and 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.



Total area: approx. 67.7 sq. metres (943.6 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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