



Helping *you* move



11 Portland Drive, Market Drayton, TF9 3HG

A Three-Bedroom Semi-Detached House on a larger-than-average plot giving you plenty of Parking for 2-3 vehicles - and with the added benefit of being offered to the market with No Upward Chain.

Offers In Region Of
£230,000

Overview

- Three Bedroom Semi-Detached House
- No Upward Chain
- Porch, Hallway, Lounge
- Open Plan Dining Kitchen with French Doors
- Three Bedrooms, Bathroom
- Enclosed Rear Garden with Patio Entertaining Areas
- Front Garden, Driveway Parking for 2-3 Cars
- Council Tax Band – C
- EPC Rating - C



Brief Description

To the front of the property the Porch opens to the Entrance Hall with stairs to the first floor Landing, and to your left is the spacious Living Room and running the full width of the rear of the property is the Dining Kitchen, with a good range of units with integrated oven with hob and extractor fan over, space for your washing machine, tumble dryer and fridge, and the Worcester boiler (new 2022), and French doors from the Dining area out to the rear Garden. To the first floor, off the Landing which has loft access, are two Double and one Single Bedrooms and the Bathroom with over-shower shower.

Externally, the property has a much wider-than-average frontage giving you a front lawned Garden plus Off-Road Parking for 2-3 Cars, with a gate leading round to the enclosed rear Garden with Patio and central lawn.

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



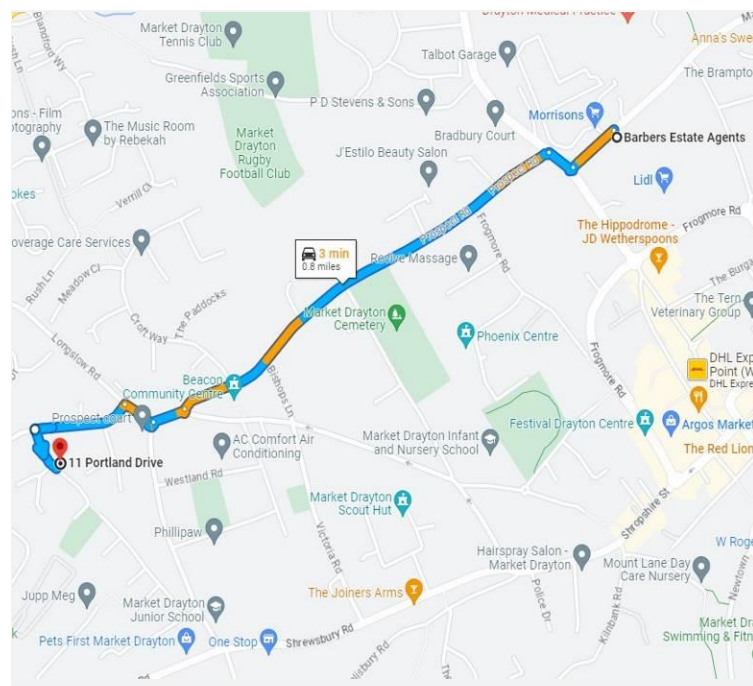
Useful Information

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

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

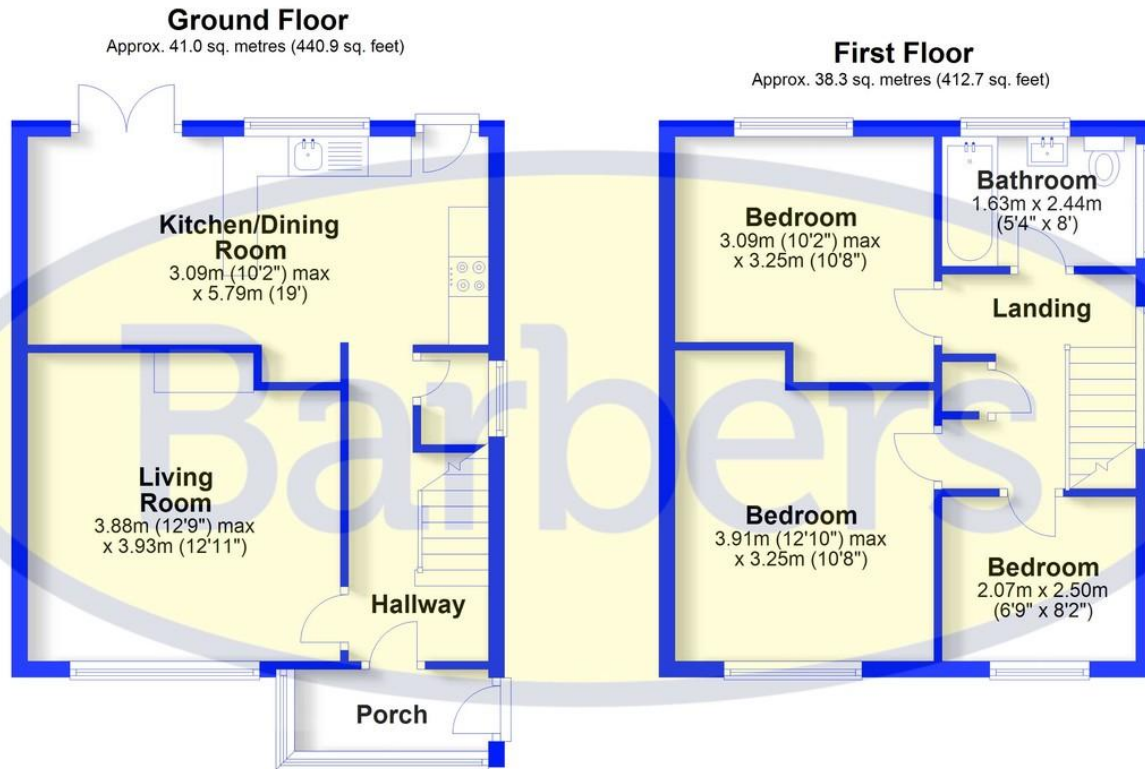
FOR MORE INFORMATION: Go to: www.barbers-online.co.uk



DIRECTIONS: From our office on Maer Lane, turn left and then right by Nagington's Garage and left on Prospect Road. Go straight over the first mini roundabout and then right onto Longslow Road, first left on Farcroft Drive, second left onto Portland Drive and the property is 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.



Total area: approx. 79.3 sq. metres (853.6 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.

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