



Helping *you* move



## 24 Charlesway, Market Drayton, TF9 1DA

This is a nicely presented, extended Three Bedroom Semi-Detached property offering you spacious Living Accommodation with a landscaped rear Garden and Driveway Parking for two vehicles.

Offers In Region Of  
**£230,000**

## Overview

- Three Bedroom Semi-Detached House
- Popular Residential Area
- Dining Kitchen, Study, Entrance Hall
- Spacious Lounge, Conservatory
- Two Double & One Single Bedrooms, Bathroom
- Enclosed Rear Garden
- Block-Paved Driveway Parking to Front
- Council Tax Band – B
- EPC Rating - B



## Brief Description

The Entrance Hall has stairs to the first floor, and leads down to the open Study Area that looks out into the Conservatory and has double doors through to the Dining Kitchen which has a good range of traditional kitchen units and a door out to the rear Garden. The Lounge is a very generous room, with a large window overlooking the front of the house and patio doors that lead through to the Conservatory. To the first floor, off the Landing are two Double Bedrooms, a Single Bedroom and the family Bathroom.

Externally, the property has an enclosed rear Garden with gravelled seating area, a central lawn with raised beds - and to the front is an attractive block-paved driveway giving you off-road parking for two vehicles.

## 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.



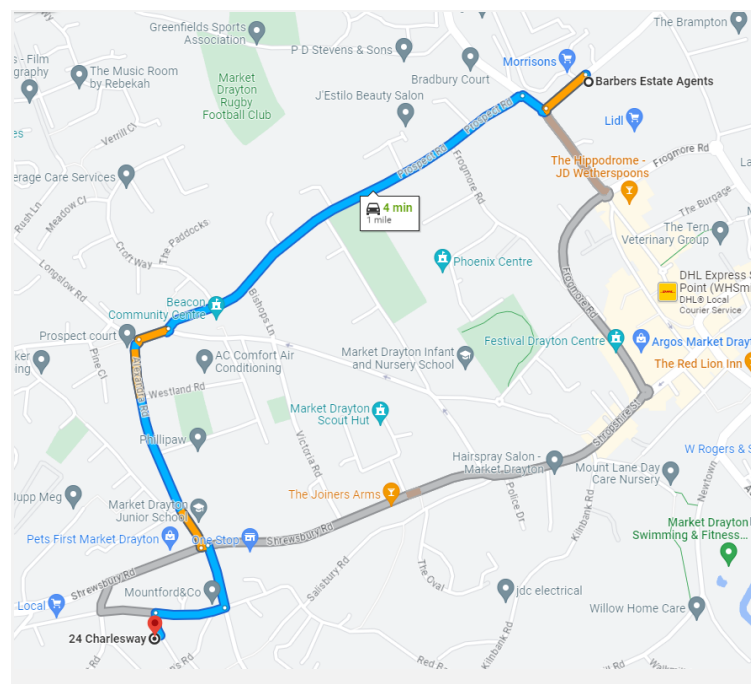
## Useful Information

**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  
Tel: 0345 678 9002

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



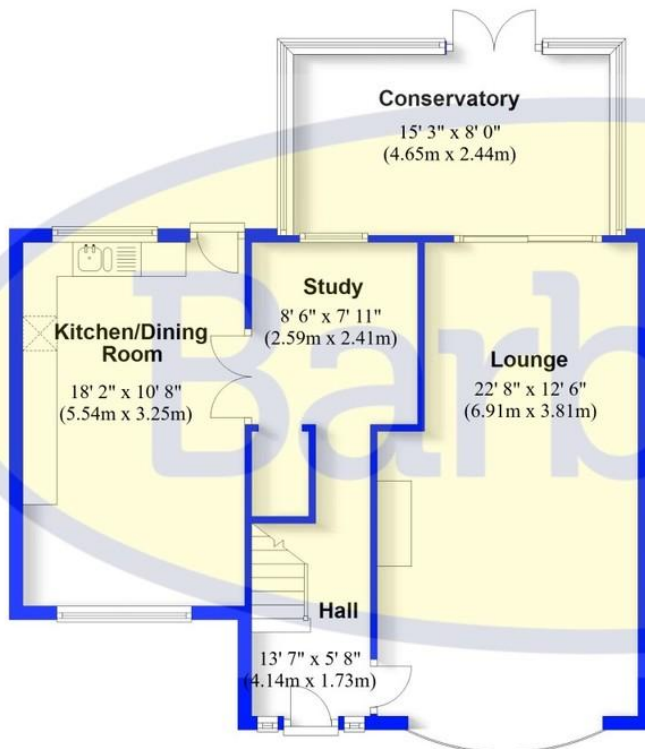
**DIRECTIONS:** From our office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road, straight over the first mini-roundabout, left at the second one onto Alexandra Road. At the crossroads, go straight over onto Allen Gardens, first right on Salisbury Road and then left on Charlesway where the property is approximately 50 yards 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 buying process please provide the required documents as soon as possible.

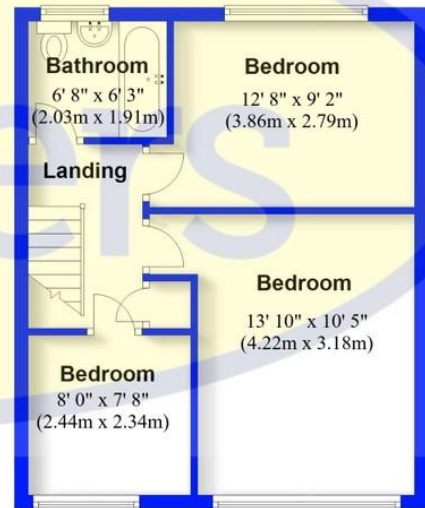
## Ground Floor

Approx. 755.4 sq. feet



## First Floor

Approx. 422.5 sq. feet



Total area: approx. 1177.8 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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