



Helping *you* move



72 Sherwood Crescent, Market Drayton, TF9 1NP

A spacious Three-Bedroom Semi-Detached House with a modern Dining Kitchen, spacious Lounge, enclosed rear Garden with Timber Deck and Summer House - and plenty of Off-Road Parking.

Offers In Region Of
£240,000

Overview

- Three Bedroom Semi-Detached House, Popular Residential Area
- Wide Entrance Hall, Spacious Lounge
- Dining Kitchen with Patio Doors to Garden
- Three Bedrooms, Family Bathroom
- Enclosed Rear Garden, Timber Deck, Summer House
- Driveway Parking for 3-4 Cars
- Council Tax Band -B
- Energy Rating - C



Brief Description

To the ground floor is a wide Entrance Hall, a good-size Lounge with a large bay window and the Dining Kitchen with a good range of Shaker-style units, integrated double oven, a ceramic hob set in the peninsular breakfast bar and sliding patio doors out to the rear Garden. To the first floor are the three Bedrooms and a modern Bathroom with mains shower over the bath, and vanity units housing the WC and hand wash basin.

Externally, the property has an open aspect to the front giving you parking for 3-4 cars. The Garage is now a Garage Store - to the front the up-and-over door opens to a storage area, and then a door opens to the rear room which has light, power, window and door to the Garden. A gate opens to the side of the property and leads round to the enclosed rear Garden with patio, lawned area, timber deck and a large summerhouse.

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
Tel: 0345 678 9002

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



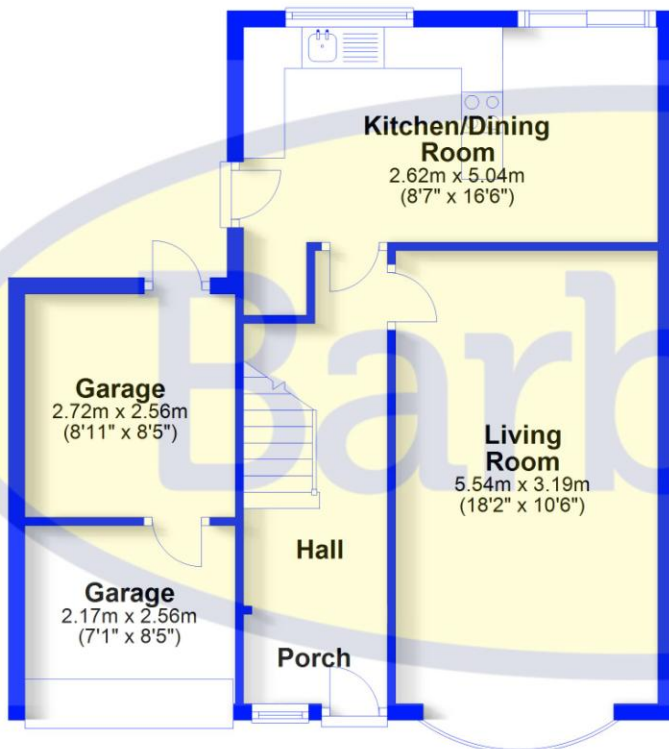
DIRECTIONS: From our office on Maer Lane turn left, right at the mini roundabout and then left on Prospect Road. Go straight over the next mini roundabout and then left on Alexandra Road - then right on Shrewsbury Road. Turn left on Sherwood Crescent, keep right following the road round to the left and the property will be on your left after approximately 500 metres.

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.

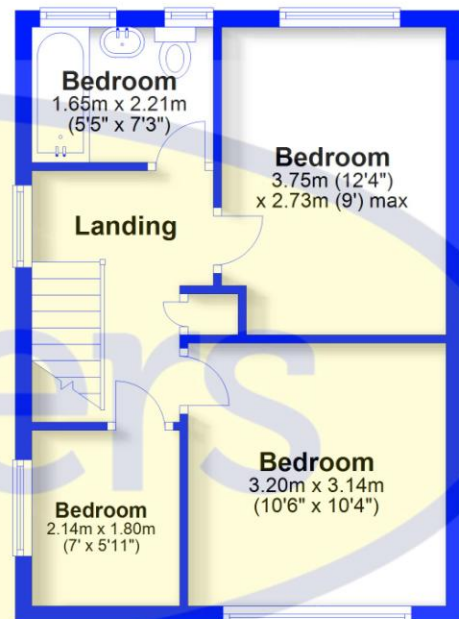
Ground Floor

Approx. 55.2 sq. metres (593.9 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.4 sq. feet)



Total area: approx. 90.8 sq. metres (977.3 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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