



Helping *you* move



## 21 Melrose Crescent, Market Drayton, TF9 1NB

This is a beautifully presented, modernised Three Bedroom Semi-Detached House with a new Dining Kitchen, spacious Lounge with media wall, Principal Bedroom with built-in wardrobes and a super-smart Bathroom with free-standing bath and 'wet room' style shower.

Offers In Region Of  
**£265,000**



## Overview

- Beautifully Presented Three Bedroom Semi-Detached House
- Recently Updated Throughout
- Entrance Hall, Ground Floor WC
- Spacious Lounge with Media Wall
- Dining Kitchen with French doors to the Garden
- Two Double Bedrooms, Bedroom 3/Office
- Smart Bathroom with Bath and Wet Room-Style Shower
- Garage, Workshop, Gardeners Loo
- Council tax Band – B
- EPC Rating - D



## Brief Description

To the ground floor is the new Entrance Porch opening to Hallway with part panelled walls and herringbone-design vinyl flooring that runs through to the W.C, Utility and Dining Kitchen. There's a stylish Lounge with a feature media wall, and the Dining Kitchen has a good range of modern, gloss fronted units, integrated fridge/freezer, single oven with electric hob and extractor fan over, peninsular breakfast bar and French doors to the rear Garden. Off the Dining Kitchen is the Utility. The first floor Landing has loft access with a drop-down ladder and there's two Double Bedrooms and one Single Bedroom, plus a smart, new Bathroom with underfloor heating, free-standing bath and a wet room-style shower.

The Detached Single Garage has light, power and an up-and-over door, with a separate Workshop and outside Gardener's Loo. The Detached Single Garage has light, power and an up-and-over door, with a separate Workshop and outside 'Gardener's Loo'. To the front is the gravelled driveway and to the rear is an enclosed lawned Garden.

## 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 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, Stafford and Stoke-on-Trent.



# Your Local Property Experts

## 01630 653641



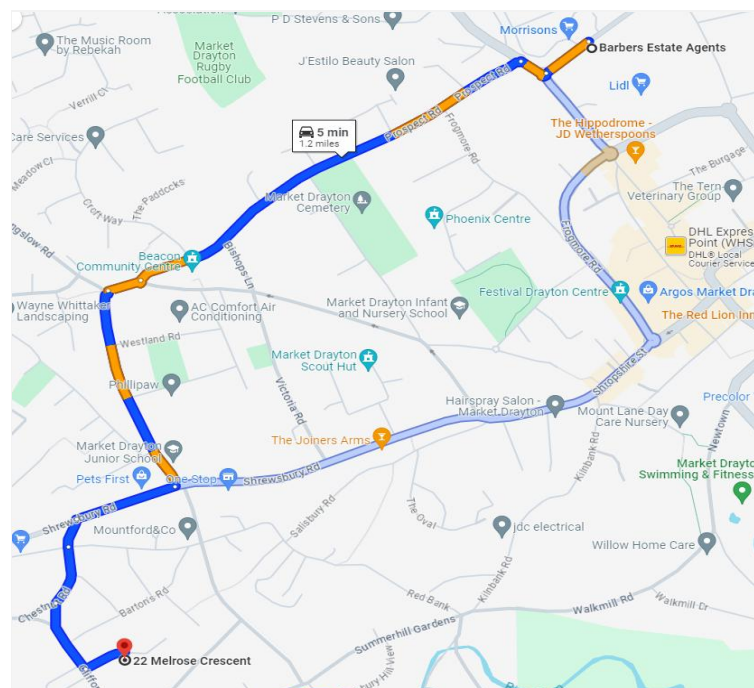
### Useful Information

**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  
Tel: 0345 678 9002

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



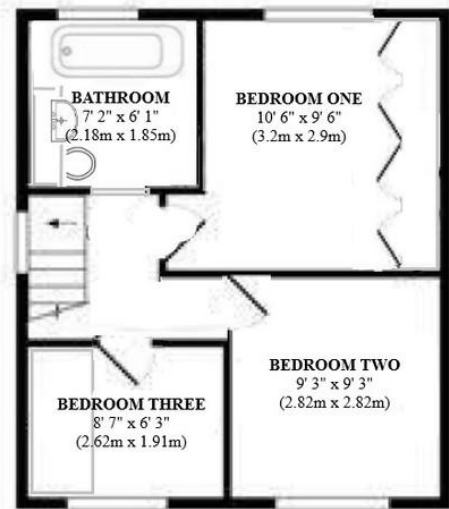
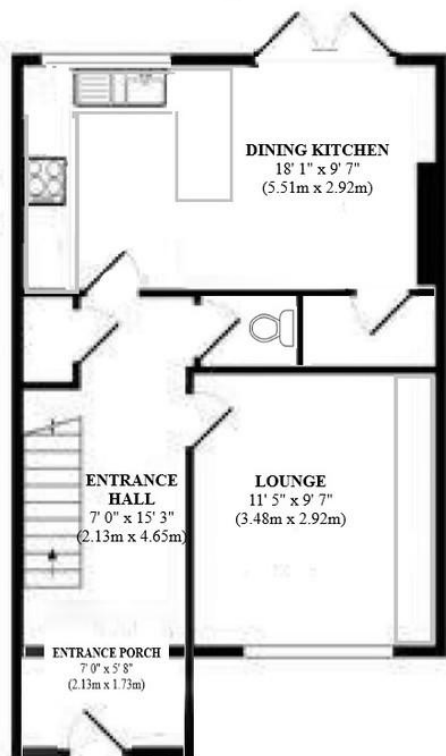
**DIRECTIONS:** From our office on Maer Lane turn left, right at Nagington's Garage and then left on Prospect Road, over the two mini-roundabouts onto Alexandra Road. At the junction, turn right and then left on Chestnut Road, bearing left onto Clifford Road and then left onto Melrose Crescent where the property is on your right-hand side 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.



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**FLOOR PLAN - Not to Scale**  
Please use as a Guideline Only



## 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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