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## 2 Red Barn Road, Market Drayton, TF9 3FL

A very nicely presented modern Three Bedroom Semi-Detached House on a corner plot, with smart Kitchen, spacious Living Room, Principal Bedroom with En Suite, Garage and enclosed rear South West Facing Garden.

Offers In Region Of  
**£245,000**



## Overview

- Modern Three Bedroom Semi-Detached House
- Very Popular Residential Area
- Entrance Hall, Cloaks/WC
- Kitchen, Spacious Living Room
- Principal Bedroom with En Suite
- Two Further Bedrooms, Bathroom
- Enclosed Rear South West Facing Garden with Patio
- Detached Garage, Driveway Parking
- Council Tax Band – C
- Energy Rating - TBC



## Brief Description

The spacious accommodation includes the Hallway, Cloaks/WC., Dining Room and Living Room both with dual aspect windows and the Kitchen has a good range of Shaker-style base and wall units, integrated appliances, single oven with gas hob and extractor fan, an under stairs cupboard and a door out to the rear Garden. The Principal Bedroom overlooks the front of the property and has two double built-in wardrobes and an En Suite Shower Room. Bedrooms 2 and 3 are small double Bedrooms and completing the accommodation is the Bathroom.

Externally, the property has a brick wall that curves round the outside of the south-west facing Garden to the detached single Garage with driveway Parking, and a gate opens into the rear Garden which is laid mainly to lawn with a paved pathway leading back to the house and the patio entertaining area.

## Location

Market Drayton is a busy market town with a weekly street market every Wednesday 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 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  
Tel: 0345 678 9002

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



**DIRECTIONS:** From our office turn left onto Maer Lane, right at Nagington's garage and follow the road out over the canal bridge. At the roundabout, take the first exit left for the A53, left into Bridge Road, right onto Priors Lane, left on Chancel Drive and continue along this road and turn left into Red Barn Road where you will find the property on the corner which 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. 96.8 sq. metres (1042.0 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 approximate only and provided as a guide only and not an exact replication of the property. Plans prepared using The Match Agent.



## 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.

**BARBERS ESTATE AGENT: Tower House, Maer Lane,  
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Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)**



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.