



Helping *you* move



## 16 Grosvenor Road, Market Drayton, TF9 1HA

This Three-Storey End of Terrace House is Full of Character with Two Reception Rooms, Principal Attic Bedroom with En Suite, pretty rear Garden and use of off-road Parking for two Cars - and is offered to the market with No Upward Chain.

Offers In Region Of  
**£250,000**



## Overview

- Three Storey Three Bedroom End of Terrace House
- No Upward Chain, Parking for Two Cars
- Entrance Hall, Lounge, Sitting Room, Kitchen
- Two Bedrooms, Study/Bedroom 4, Shower Room
- Top Floor Double Bedroom with En Suite
- Generous, Landscaped Rear Garden
- Council Tax Band - B
- Energy Rating - D



## Brief Description

To the ground floor is the Hallway with the original tiled floor, the Lounge with bay window and feature cast iron fireplace, Sitting Room with cast iron fireplace and exposed timber floorboards, the Dining Room which has a multi-fuel stove set in a feature brick surround and the Kitchen which has an excellent range of units, with a single oven that has a gas hob and extractor fan over, space for your washing machine and fridge freezer, and a door out to the rear Garden.

Off the first floor Landing is the very spacious second Bedroom with a bay window overlooking the front of the property and both this Bedroom and Bedroom Three have ornamental cast iron fireplaces. The Shower Room is accessed through a generous flexi-space that's currently used as a Home Office but could be used as an additional Bedroom. To the top floor is another Double Bedroom and En Suite Shower Room.

Externally, there's a small enclosed front Garden and to the rear is a lovely large garden with landscaped lawns, mature beds and two Parking places.

## 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





# 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)

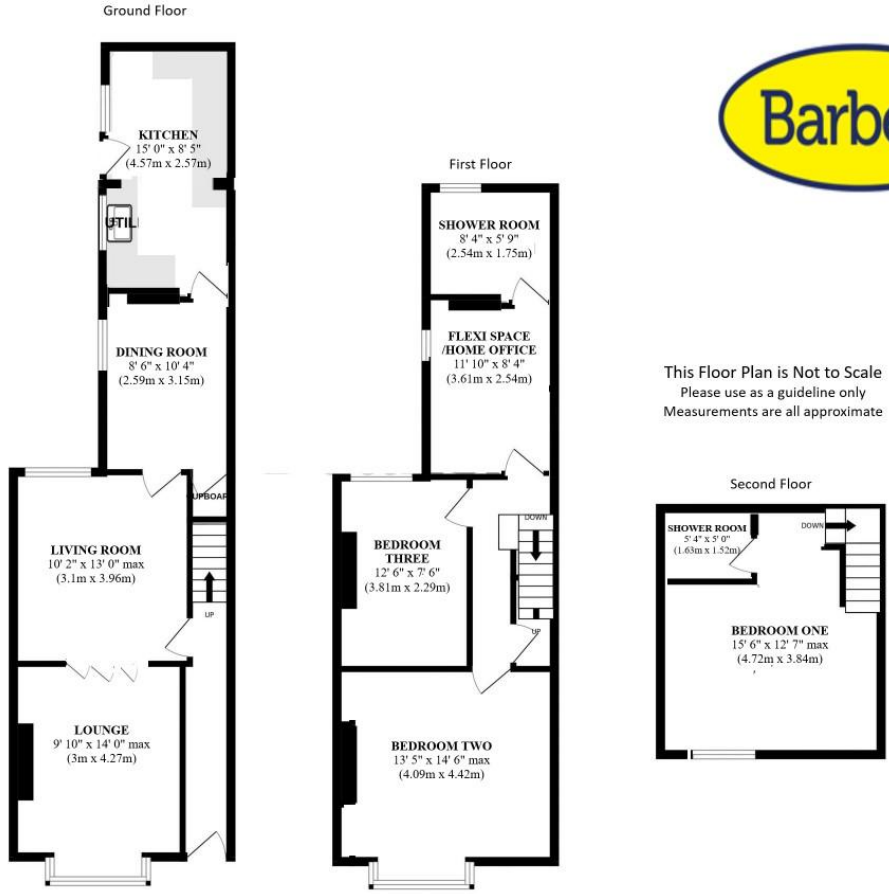


**DIRECTIONS:** From our office on Maer Lane turn right, right on Smithfield Road, straight over the mini roundabout and then left on Longlands Lane and left again on Grosvenor Road where the property is on your right and can be identified by our For Sale sign.

**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.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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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