



Helping *you* move



5 Oakley Road, Market Drayton, TF9 3GL

A stylish Three Bedroom Semi-Detached House on this highly popular residential estate, that has been recently updated including new flooring throughout the ground floor and bespoke built-in wardrobes to the Bedrooms.

Offers In Region Of
£265,000

Overview

- Stylishly Presented Three Bedroom Detached House
- Popular Residential Area
- Entrance Hall, Cloakroom, spacious Lounge, Breakfast Kitchen with French doors to Garden
- Principal Bedroom with new En Suite, Bespoke Built-in Wardrobes to all Bedrooms
- Smart, Low Maintenance Rear Garden, Driveway Parking
- Council Tax Band - C, Energy Rating - D



Brief Description

The front door opens to the Hall off which is the Cloakroom with wash hand basin and WC. The Lounge is a generous size with a bay window to the front, and a door to the Inner Hall with stairs to the first floor. The Dining Kitchen has an excellent range of units with integrated oven, gas hob and extractor fan over, with space for your washing machine, dishwasher and tall fridge freezer and French doors out to the rear Garden. To the first floor and the accommodation is set around the Gallery Landing which has access to the fully boarded Loft and a large cupboard. Bedroom One has a recently updated En Suite with double shower, Bedroom Two is currently used as a Media Room and Bedroom Three is used as a Dressing Room.

To the rear of the property is a good-size enclosed, low maintenance Garden with AstroTurf-style lawn, paved patio and a decked seating area, and to the front of the property is Driveway Parking for two cars.

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, and access to the Shropshire Union Canal.

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

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

TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From Market Drayton Ginger Bread roundabout take the A53 towards Tern Hill and at the first roundabout turn left on Blandford Way, then take the third left on Oakley Road where the property is on your left 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.

Barbers



Floor Plan Not to Scale - Please use as a Guide to Layout Only

Ground Floor

Sitting	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 915 mm	5'1" x 3'0"

First Floor

Bedroom 1	3234 x 3276 mm	10'7" x 10'9"
En suite	1385 x 2119 mm	4'7" x 6'11"
Bedroom 2	2475 x 3891 mm	8'1" x 12'9"
Bedroom 3	2286 x 2186mm	7'6" x 7'2"
Bath	1815 x 2181 mm	5'11" x 7'2"



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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