



Helping *you* move



9 Oakfield Road, Market Drayton, TF9 3HT

A spacious, traditional Double Fronted Three Bedroom Mid-Terraced House with a Breakfast Kitchen, Lounge, good-size rear Garden and Driveway Parking - and is offered to the market with No Upward Chain.

Offers In Region Of
£190,000

Overview

- Traditional Three Bedroom Detached House
- No Upward Chain
- Entrance Hall, Lounge with Oak Flooring & Feature Fireplace
- Breakfast Kitchen with Central Island, Cloaks/WC
- Three Good-Size Bedrooms, one with a wall of Built-In Wardrobes
- Generous Rear Garden with Greenhouse and Garden Shed
- Driveway Parking for Two Cars
- Council Tax Band - B , Energy Rating - TBC



Brief Description

To the front of the property gates open to the Driveway Parking area and then the front door opens to the Hallway with stairs up to the first floor. To your left is the Lounge with dual aspect windows, solid oak flooring and a feature fireplace housing an electric fire. To your right is the Breakfast Kitchen has a central island, space for your kitchen table, a good range of units with integrated fridge freezer, space for your cooker, dishwasher and microwave, access to the Cloakroom and a door out to the rear Garden. To the first floor are three good-size Bedrooms, with Bedroom One having a wall of built-in wardrobes, and the modern Shower Room with corner shower, hand wash basin set in a floating vanity unit, and WC.

Externally, you have the Driveway Parking to the front, and then a generous rear Garden with a large central lawn, greenhouse, garden sheds and small patio area.

Location

The property is within walking distance of Market Drayton Junior School, local shops and the town circular bus route. Market Drayton itself 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. Plus excellent road links via the A53 to Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch.



Your **Local** Property Experts

01630 653641



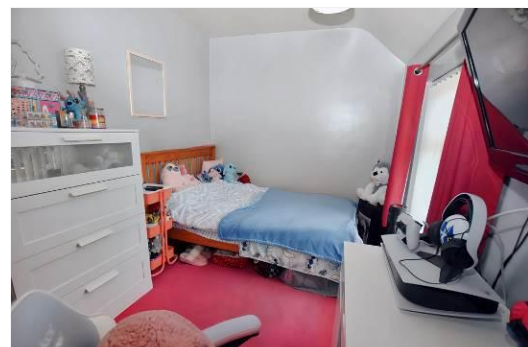
Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that all main 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 our office on Maer Lane turn left, then right at Nagington's Garage, left on Prospect Road, left at the second mini-roundabout on Alexandra Road and then left on Oakfield Road where the property will be 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.

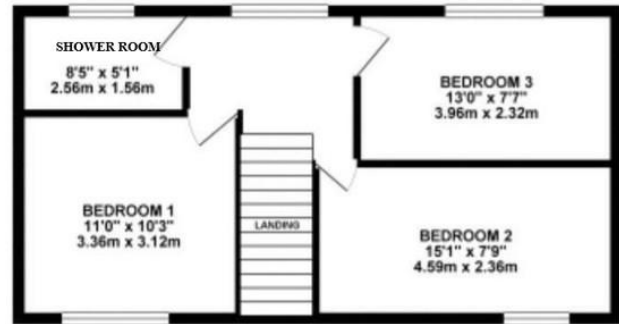
AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



GROUND FLOOR 466.56 sq. ft.
(43.34 sq. m.)



1ST FLOOR 459.52 sq. ft.
(42.69 sq. m.)



This Floorplan is Not to Scale - Please use as a Guideline to Layout only

TOTAL FLOOR AREA : 926.08 sq. ft. (86.04 sq. m.) approx.

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.

**BARBERS ESTATE AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk**

