



Helping *you* move



## 7 Portland Drive, Market Drayton, TF9 3HG

A Nicely Presented Three Bedroom Semi-Detached House with a light and spacious Dining Lounge, Driveway Parking, Carport and enclosed Rear Garden - with No Upward Chain.

Offers In Region Of  
**£203,750**

## Overview

- Three Bedroom Semi-Detached House
- No Upward Chain
- Entrance Hall, Fitted Kitchen
- Large Lounge with Dining Area and Dual Aspect Windows
- Three Bedrooms, Family Bathroom
- Enclosed Rear Garden with Large Patio and Lawned Area
- Car Port, Driveway Parking
- Council Tax Band - B, Energy Rating - B



## Brief Description

The smart front door opens to the Hall which has stairs up to the first floor, and to your left is the Lounge Diner - a super light space with dual aspect windows and a feature fireplace with an electric log-burner style fire with wood mantle over. Off the Lounge is the Kitchen which has a good range of units with space for your washing machine, fridge and cooker, large understairs store and a door out to the side of the property. To the first floor and there are two Double Bedrooms, a generous Single Bedroom and the Bathroom.

To the front of the property is a gravelled Garden and Driveway which, combined with the Carport, will give you parking for 2-3 Cars. To the rear of the property is a fully enclosed Garden with large patio entertaining space, and a lawn with paved pathway leading to the garden shed.

## 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



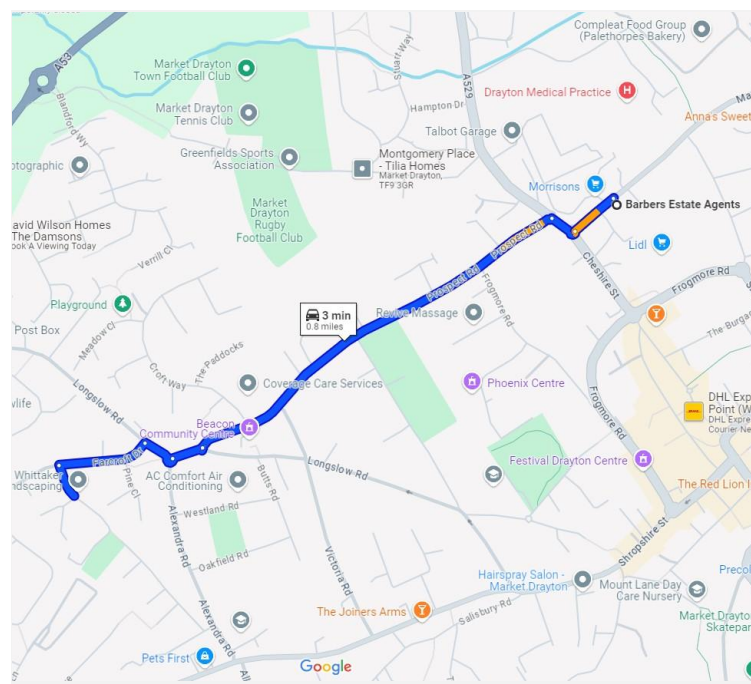
### Useful Information

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

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

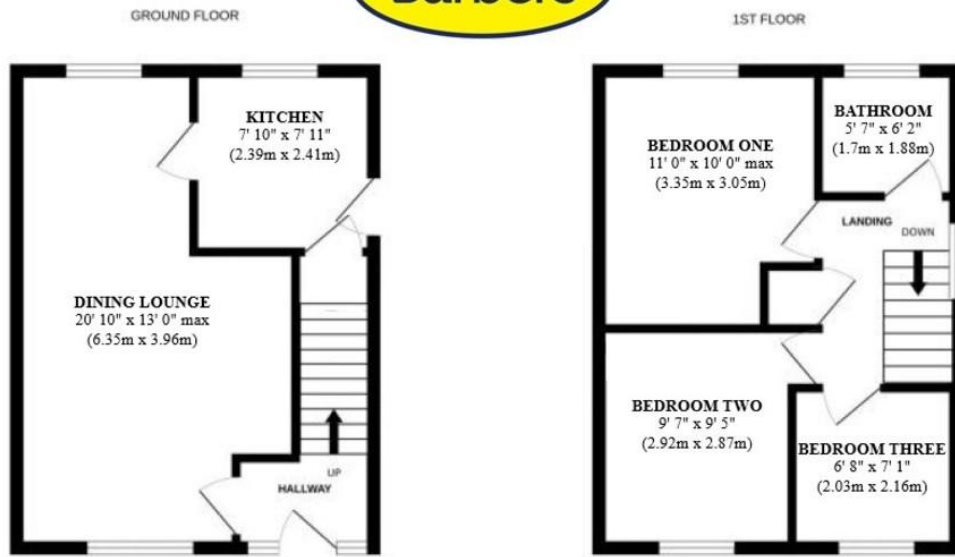


**DIRECTIONS:** From our office on Maer Lane turn left, then right at Nagington's Garage and then left on Prospect Road. At the second mini roundabout go right on Longslow Road and immediately left on Farcroft Drive. Portland Drive is the second turning on your left and the property is on your left and 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**



**This Floor Plan is Not to Scale**  
Please use as a Guideline Only

Whilst every attempt has been made to ensure the accuracy of the floorplans 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, appliances and equipment shown here has 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](mailto:marketdrayton@barbers-online.co.uk)**

**Barbers**