

# Barbers

Helping *you* move



## 67 Elm Drive, Market Drayton, TF9 3HE

A very nicely presented Three Bedroom Semi-Detached House on a large corner plot, with a log burner to the Lounge, modern Dining Kitchen and Bathroom, Garage and Driveway Parking for several cars.

Offers In excess of  
**£225,000**

### Overview

- Three Bedroom Semi-Detached House with a large Rear Garden
- Entrance Hall, Lounge with Log Burner, Dining Kitchen with French Doors to the Garden,
- Two Double and One Single Bedrooms, Smart Modern Bathroom
- Enclosed Rear Garden with Patio, Lawn & Mature Borders
- Garage, Driveway Parking for 3-4 Cars
- Council Tax Band - C, Energy Rating - TBC



### Brief Description

The Entrance Hall has plenty of space for coats and shoes and stairs up to the first floor Landing. The Lounge has a log burning stove set and the Lounge leads through to the Dining Kitchen which has a range of blue Shaker-style Kitchen units with integrated double oven and hob with extractor fan over, space for a large American-style fridge freezer and washing machine, and French doors out to the rear Garden. Moving to the first floor, and both Bedrooms One and Two are good-size double rooms, and Bedroom Three is a single Bedroom that would make the ideal Nursery or Home Office , and the smart, new Bathroom with a shower over the bath.

There's a large Driveway that leads up to the Garage, so you can comfortably park three to four cars. To the rear of the property the Garden has been landscaped to offer you a patio seating area and steps up to a large lawn.

### 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.



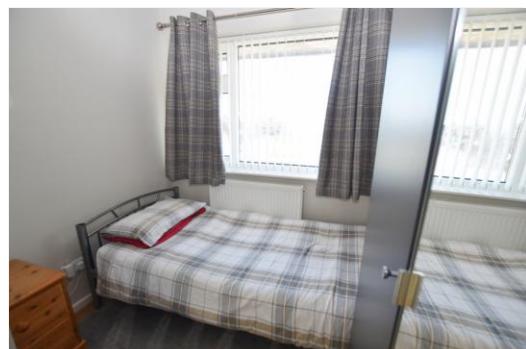
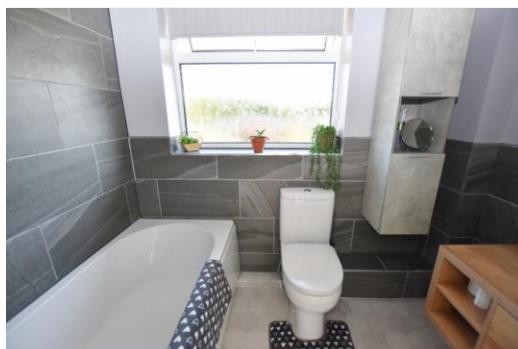
## Useful Information

**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, right at Nagington's Garage, left on Prospect Road and at the second mini-roundabout bear right then immediately left on Farcroft Drive. Take the fourth left on Elm Drive and follow the road straight, then bear right and the property will be on your right and can be identified by our For Sale sign. What3Words: dozen.anguished.sleep

**INDEPENDENT MORTGAGE ADVICE:** To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau.

**AML REGULATIONS:** We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

## Floor Plan to Follow



## 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,  
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