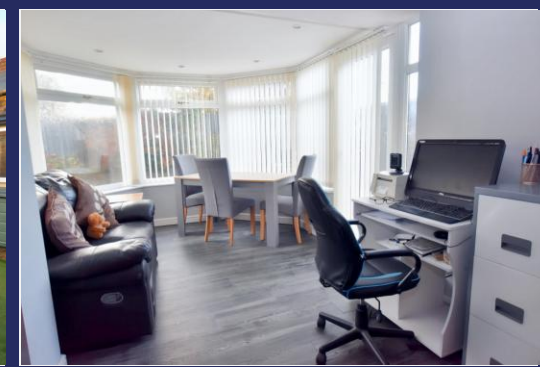




Helping *you* move



**31 Alexandra Road, Market Drayton, TF9 3HU**

A Very Nicely Presented, Extended Four Bedroom Detached Bungalow in a great location, with an impressive open plan Dining Kitchen, Landscaped Garden and Driveway Parking.

Offers In Region Of  
**£369,000**

## Overview

- Extended Four Bedroom Detached Bungalow
- Entrance Hall, W.C., Lounge
- Impressive Dining Kitchen with French Doors to Garden
- Utility, Garden Room
- Three Ground Floor Bedrooms, Bathroom, First Floor Bedroom with Wetroom
- Garage Store, Driveway Parking, Landscaped Garden
- Council Tax Band - C, Energy Rating - C



## Brief Description

To the ground floor is the Reception Hall, the Lounge with double doors into the impressive Dining Kitchen which excellent range of units with integrated appliances including a double oven, microwave, dishwasher, and induction hob with extractor, plus space for an American-style fridge freezer, a breakfast bar and Bi-fold doors with integrated blinds and French doors that open directly to the garden. Utility Room and Garage Store.

There's a Guest WC, three well-proportioned bedrooms, and a stylish family bathroom. Bedrooms Two and Three have-in wardrobes, while Bedroom Two also features access to a large boarded-out loft space via a drop-down ladder. Upstairs, the Principal Bedroom offers a double sleeping area, dressing space with useful eaves storage, and a modern wet room.

Externally, the property enjoys a landscaped front garden with raised sleeper beds and a block-paved driveway providing parking for 2–3 cars. The enclosed rear garden is designed for low maintenance with a covered block-paved patio, central artificial lawn, raised beds and a large shed with light and power.

## Location

The property is within walking distance of local schools and shops of Market Drayton - 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.



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 are available, with gas central heating and solar panels that are owned by the property. 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

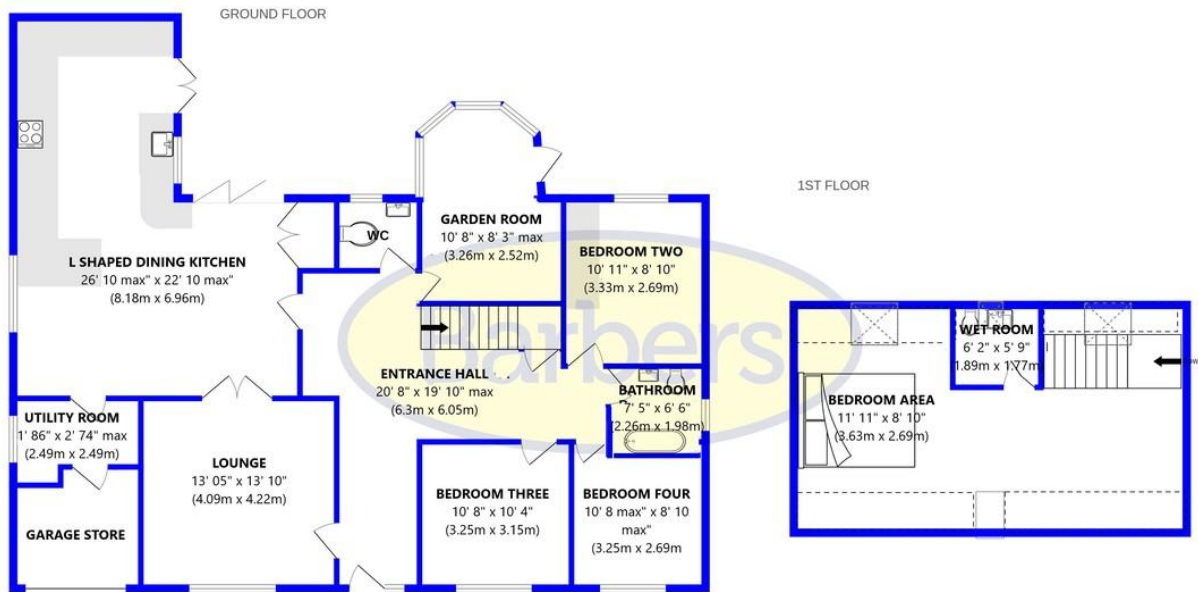
**TENURE:** We are advised that the property is Freehold.



**DIRECTIONS:** From our office on Maer Lane turn left, then right by Nagington's Garage and then left on Prospect Road. Go straight over the mini roundabout and left on Alexandra Road at the next mini roundabout where you'll find the property on your right and identified by our For Sale sign

**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. Please call our Market Drayton office for an appointment.

**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.



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

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,  
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