



Helping *you* move



## 107 Elm Drive, Market Drayton, TF9 3HA

There's **\*\*No Upward Chain\*\*** on this light and spacious Four Bedroom Semi-Detached House that has a large, beautifully maintained Garden, Garage and Driveway Parking.

Offers In Excess Of

**£235,000**



## Overview

- Four Bedroom Semi-Detached House in a Highly Popular Residential Area
- No Upward Chain
- Entrance Hall, generous Dining Lounge, Dining Kitchen, large Conservatory
- Three Double Bedrooms, Single Bedroom, Bathroom
- Pretty, Beautifully Maintained Rear Garden, Detached Garage, Driveway Parking
- Council Tax Band - C, Energy Rating - C



## Brief Description

The front door opens to the wide and welcoming Hallway with stairs up to the first floor Landing. To your left is the very spacious Dining Lounge with dual aspect windows and a feature brick fireplace housing an electric fire. There's a large Dining Kitchen with a range of modern units with space for your cooker, washing machine and a tall fridge freezer. Sliding patio doors open to the Garden and a further door leads out to the large Conservatory overlooking the pretty rear Garden.

To the first floor are Three Double Bedrooms, a generous Single Bedroom and the Bathroom with an electric shower over the bath.

Externally, the property has a wide gravelled Driveway to the front that leads up to the large Detached Garage which has light and power. To the rear of the property is a larger-than-average, beautifully maintained Garden with patio area, mature borders and hedges and 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.



# 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.

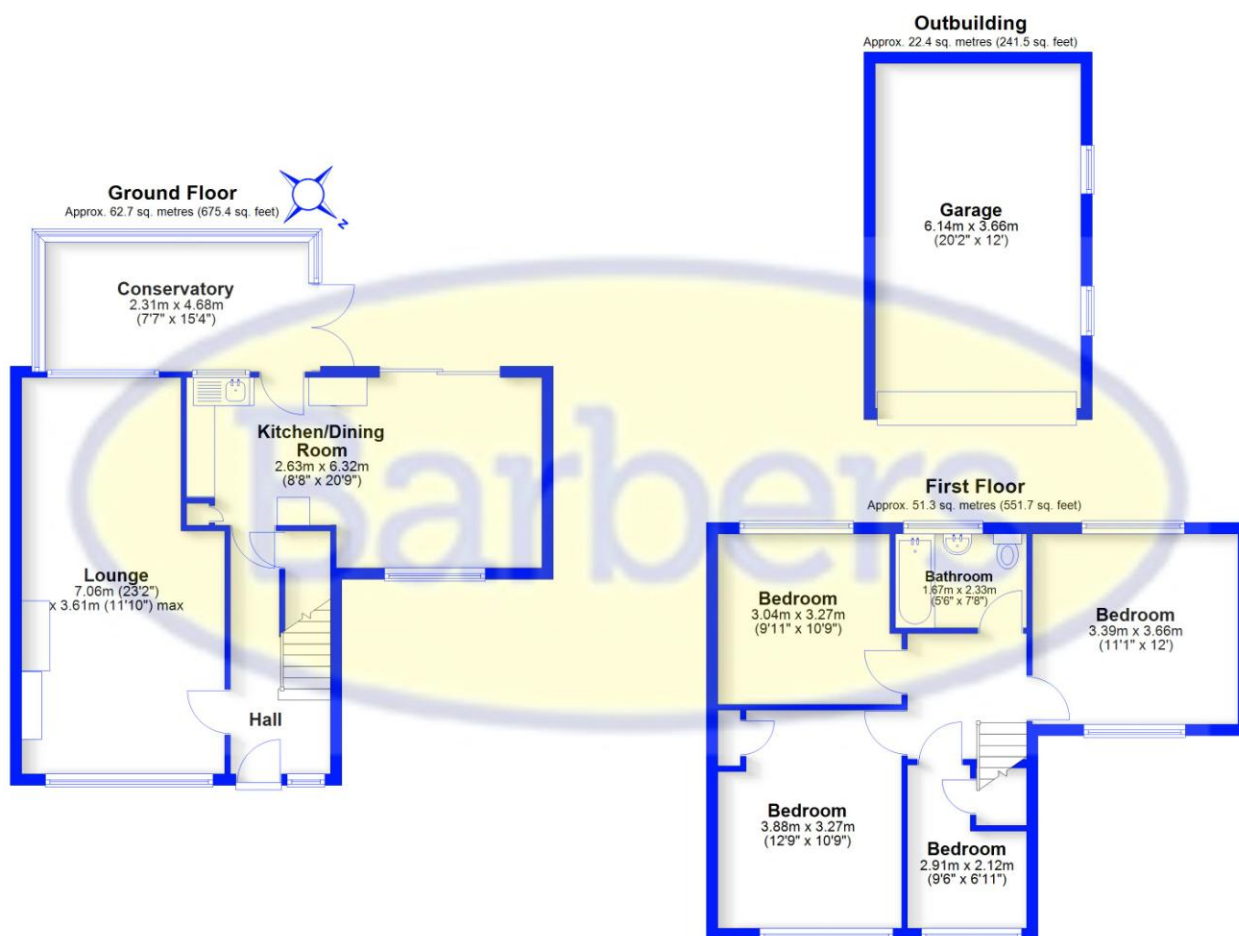


**DIRECTIONS:** From our office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road and at the second mini-roundabout bear right then immediately left on Farcroft Drive. Take the fourth left on Elm Drive and bear right to follow Elm Drive and the property will be on your right and can be 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.





Total area: approx. 136.4 sq. metres (1468.6 sq. feet)

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



## 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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