



Helping *you* move



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

Offered with **\*\*No Upward Chain\*\*** is this light and spacious Three Bedroom Semi-Detached House with Kitchen, Lounge with separate Dining Room, Garden and Garage.

Offers In Region Of  
**£175,000**

## Overview

- Three Bedroom Semi-Detached House
- **\*\*No Upward Chain\*\***
- Entrance Hall, Guest WC, Kitchen
- Lounge, separate Dining Room
- Three Bedrooms, Bathroom
- Detached Garage, Driveway Parking
- Would Benefit from Updating Throughout
- Council Tax Band - B, Energy Rating - C



## Brief Description

The front door opens to the Hallway with stairs up to the Landing, a large under stairs cupboard and access to the Guest WC. The Kitchen has a good range of traditional units with an integrated single oven with hob and extractor fan over, space for your fridge and washing machine, and a door out to the rear Garden. Off the Kitchen is the Dining Room which has French doors leading through to the generous Lounge with gas fire and a large picture window overlooking the rear Garden.

To the first floor, the Landing has Loft access. There are two Double Bedrooms, a Single Bedroom and the Bathroom with a bath, WC and hand wash basin and the airing cupboard housing the hot water tank.

Externally, the property is set behind a low wall and lawned front Garden, with a Driveway leading up to the Detached Garage and the rear lawned rear Garden with timber shed.

## Location

**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.





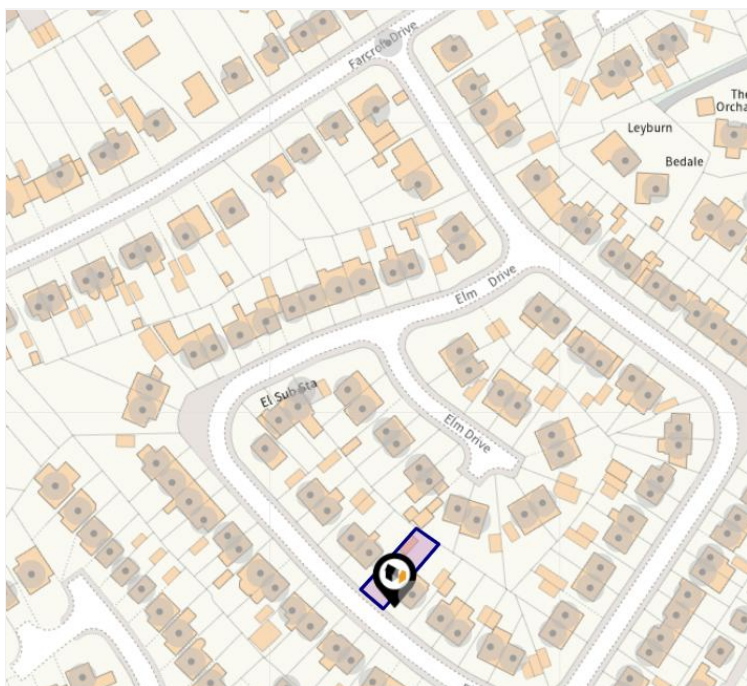
## Useful Information

**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

**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



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

All measurements and fixture placings are approximate



## 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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