



Helping *you* move



## 7 Damson Fayre, Market Drayton, TF9 3UU

A Modern Three Storey, light and spacious Four Bedroom Semi-Detached House on a Popular Estate - with Garage & Allocated Parking

Offers In Region Of  
**£225,000**



## Overview

- Modern Three Storey Semi Detached House
- Well Presented Throughout
- Entrance Hallway, Cloakroom/wc
- Lounge with French Doors into Conservatory
- Contemporary Kitchen
- Four Bedrooms
- En-Suite Shower Room to Principal Bedroom
- Main Bathroom, Attractive Rear Garden
- Council Tax Band – C
- Energy Rating - C



## Brief Description

The property offers you very spacious, nicely presented accommodation set over three floors. To the ground floor is the Entrance Hallway, Cloakroom/W.C., contemporary Kitchen and spacious Lounge/Dining room with French doors out to the Conservatory. Continuing onto the first floor there is a generous Landing area which leads to two Bedrooms and the Family Bathroom. On the top floor you'll find the Principal Bedroom with its En-Suite Shower Room and a further Double Bedroom.

Externally, there's a small front Garden with paved pathway to the front that runs through a side gate and round to the rear low-maintenance Garden, and a Parking Space in front of your Garage, giving you Parking for two cars.

## 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.

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



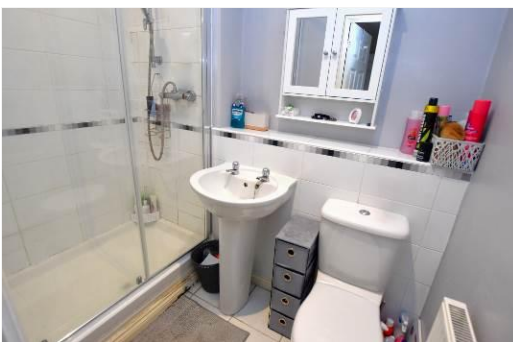
### Useful Information

**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

**FOR MORE INFORMATION:** Go to: [www.barbers-online.co.uk](http://www.barbers-online.co.uk)

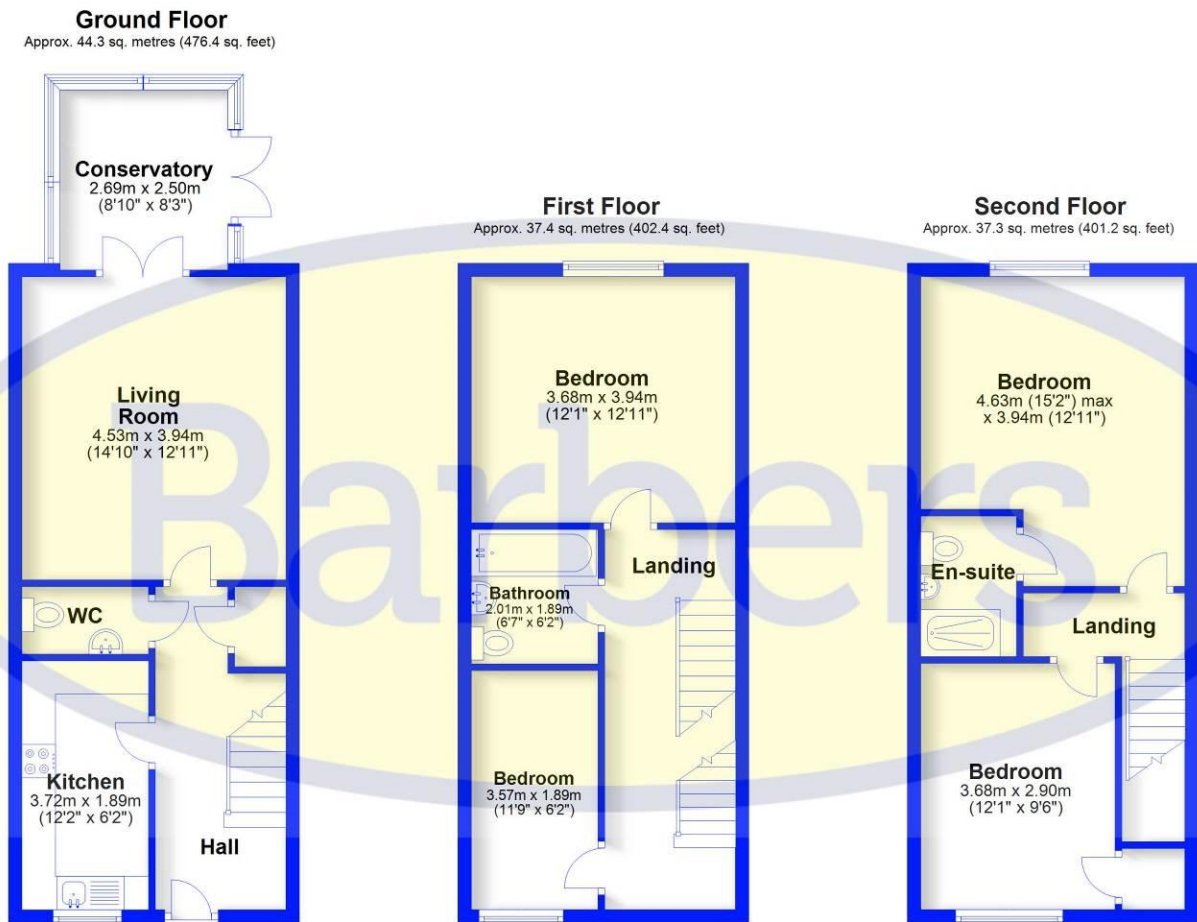


**DIRECTIONS:** Turn left out of our office in Maer Lane, right at the mini roundabout, over the next mini island into Adderley Road and then left onto Hampton Drive. Follow the road round to the right into Stuart Way and then into Damson Fayre where you will find the property which can be identified by our For Sale board.

**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.





Total area: approx. 118.9 sq. metres (1280.0 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.

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