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## 30 Salisbury Road, Market Drayton, TF9 1AR

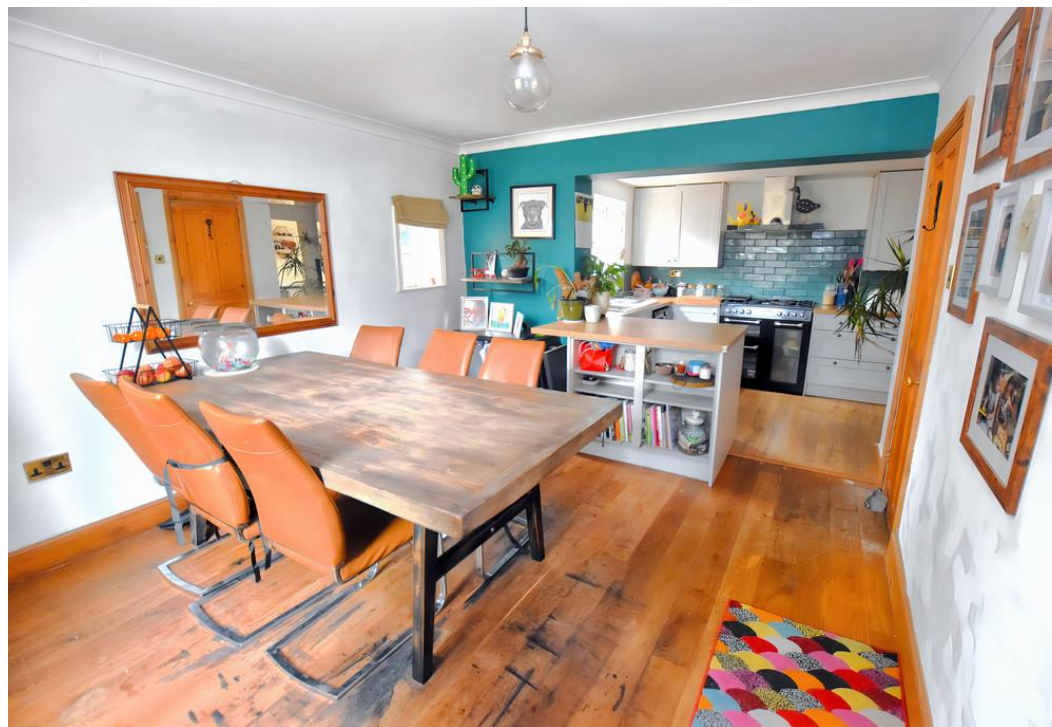
This is a very nicely presented late Victorian Detached, Double Fronted Three Bedroom Property with a smart Dining Kitchen, Office/Playroom, off-road Parking and a good-size rear Garden with Patio Entertaining area.

Offers In Region Of  
**£315,000**



## Overview

- Detached, Double-Fronted Three Bedroom House
- Entrance Hall, Lounge with Open Fire, Dining Kitchen, Office/Play Room, WC
- Three Double Bedrooms, Bathroom
- Generous Rear Garden with Patio & Play Area
- Driveway Parking for Two Cars
- Sash Windows Replaced Throughout
- Council Tax Band – D
- Energy Rating - D



## Brief Description

The front door opens to the Entrance Hall with stairs up to the first floor and to your right is the Lounge with solid wood floor, open fire and a sash window overlooking the front of the property and to your left is the Open Plan Dining Kitchen with peninsular island, understairs cupboard, and a good range of Shaker-style units with ceramic sink, 5-burner Cuisine Master Range with extractor fan over, and space for a washing machine and tall fridge. Off the Kitchen is a flexible space with French doors out to the rear Garden, and off this is the rear Hall/Boot Room and the ground floor WC.

Heading up to the first floor and there are three light and spacious Double Bedrooms and the Family Bathroom with roll top bath and double walk-in shower.

Externally, there's a large, enclosed lawned rear Garden with mature trees and shrubs, a play area, patio entertaining space with pergola and Driveway 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.





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)

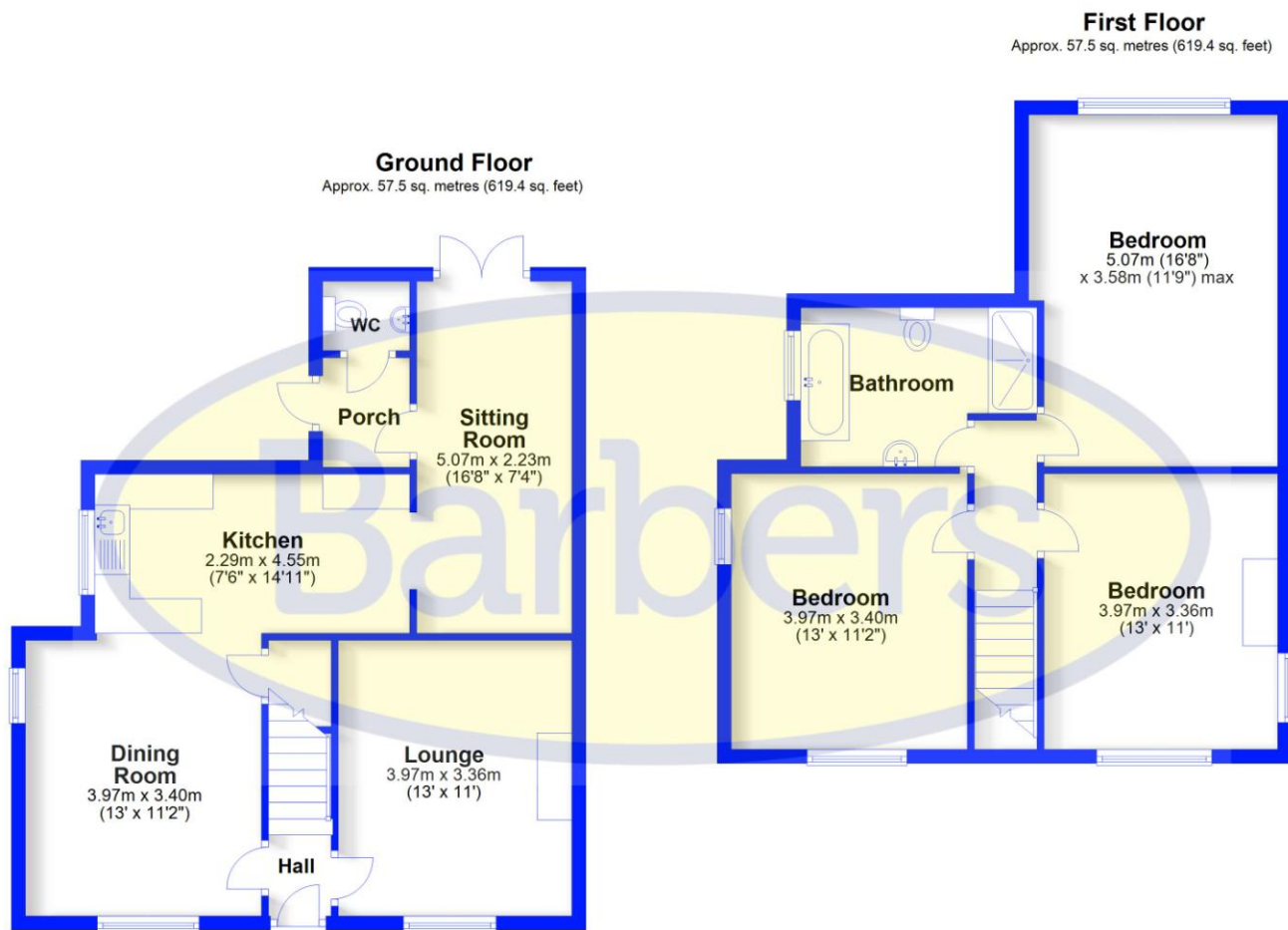


**DIRECTIONS:** From our office on Maer Lane turn left and then left at Nagington's Garage then right on Frogmore Road and right again on Shropshire Street. Bear left on Salisbury Road, passing the Police Station on your left, and the property is approximately 0.5 miles on your left and can be identified by our For Sale sign.

**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. 115.1 sq. metres (1238.8 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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