



Helping *you* move



## 12 Dalelands Estate, Market Drayton, TF9 1BA

**\*No Upward Chain\*** A light and spacious Three Bedroom Semi-Detached House with a Breakfast Kitchen and Sun Room, raised timber deck to the Garden and Off-Road Parking.

Offers In Region Of  
**£210,000**



# 12 Dalelands Estate Market Drayton, TF9 1BA

Helping *you* move

## Overview

- Three Bedroom Semi-Detached House on a Generous Corner Plot
- No Upward Chain
- Entrance Hall, Spacious Lounge with Log Burner, Breakfast Kitchen, Sun Room, Utility & WC
- Two Double and one Single Bedrooms, Bathroom
- Enclosed Rear Garden with Timber Deck
- Garage Store, Driveway Parking for Two Cars
- Council Tax Band - B, Energy Rating - D



## Brief Description

To the ground floor is the Hallway with stairs to the first floor and, to your left, is the light and spacious Lounge with a log burner in an inset fireplace and the Breakfast Kitchen which has a good range of units and matching kitchen island breakfast bar, with space for a tall fridge freezer and a cooker with extractor fan over. Sliding patio doors open to the Sun Room with French doors to the Garden and off which is the Utility and guest WC.

Heading to the first floor and the Bedrooms are set around the gallery landing with Loft access. Bedrooms One and Two are both generous Double Bedrooms, with Bedroom One having a large built-in wardrobe. Bedroom Three is a good-size Single Bedroom that's currently used as a Dressing Room - and completing the accommodation is the Bathroom with an electric shower over the bath.

Externally, the property has a generous front Garden with off-road Parking for two cars, and to the rear is an enclosed Garden with raised timber deck.

## 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.

There's a bus stop for the Town Circular Bus Route within walking distance of this property.





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.

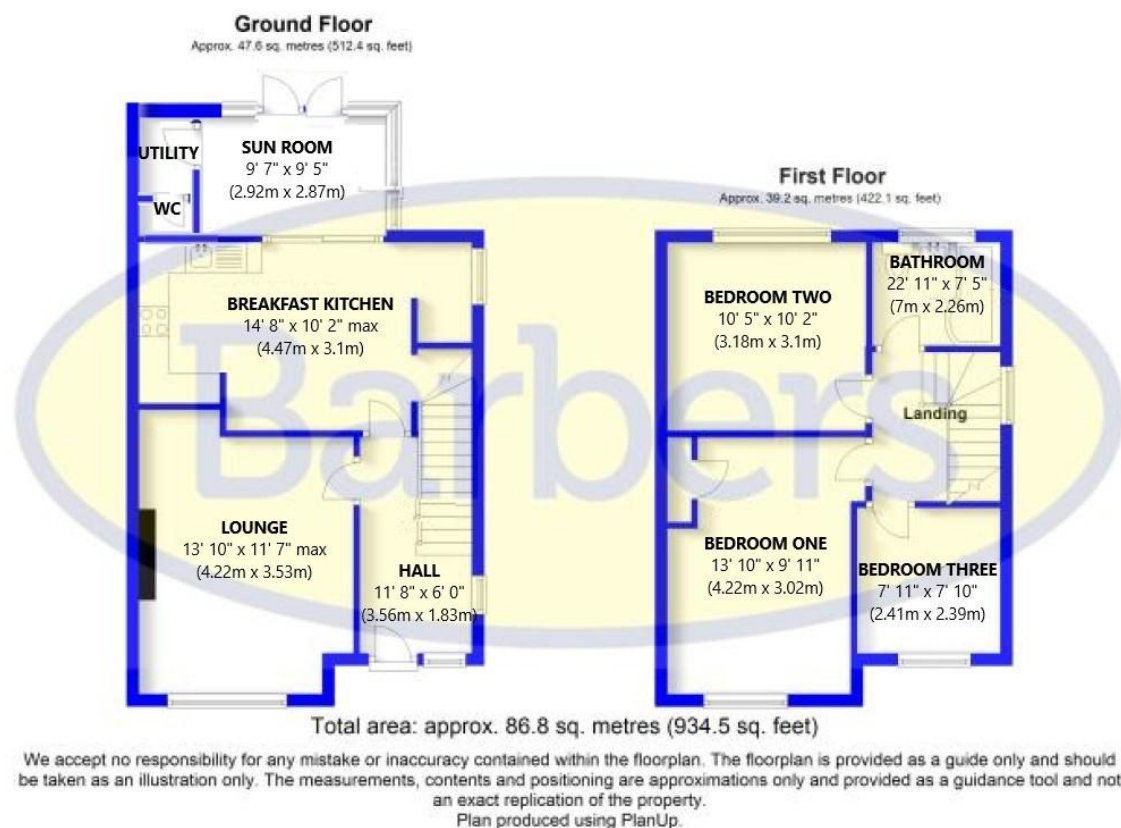


**DIRECTIONS:** From our office on Maer Lane turn left, left at Nagington's Garage, right on Frogmore Road and then right on Shrewsbury Road. Just after the mini-Tesco, turn left on Allen Gardens, second right on Dalelands up the steep hill - where the property is immediately on your left and can be 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.





## 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,  
Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

