



FOR SALE

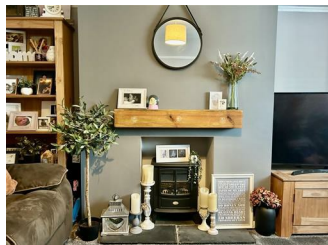
Offers in the region of £190,000

**17 Dalelands Estate, Market Drayton,
TF9 1BA**

This well presented semi detached family home is located in a popular area of Market Drayton and is being sold with NO CHAIN. The property comprises an entrance hall, living room, kitchen/diner, 3 bedrooms and a family bathroom. There is parking to the front for 3 or 4 cars, garage and large rear garden. It has gas central heating and double glazed windows.



Market Drayton Town Centre 1/2 a mile, Whitchurch 12 miles, Newport is 13 miles, Shrewsbury & Telford 20 miles and Stafford railway station 23 miles. (All distances are approximate)



- Well Presented Family Home
- Entrance Porch and Useful Store Room
- Modern Bathroom
- Parking for Many Cars and Garage
- Large Rear Gardens with Patio
- Convenient Access to Schools & Amenities

Location - Market Drayton

Market Drayton is a thriving North Shropshire Town with a weekly market that dates back to 1245 when Henry III granted a charter for a weekly market. The town has a wide range of leisure and shopping facilities, canal and marina. There are local primary & a secondary schools, swimming pool and a range of sports clubs.

The town is located between Shrewsbury & Stafford and has excellent road access to Telford, Whitchurch and the Potteries. The main West Coast rail line linking London, Birmingham, Manchester and Scotland can be easily accessed from either Stafford or Crewe stations which are within 30 minutes of the property. There are commuter stations located at Whitchurch, Shrewsbury, Wem & Telford / Wellington.

There are 4 international airports located in Birmingham, East Midlands, Manchester & Liverpool. These are all accessible by Taxi or car.

Brief Description

Halls are delighted to be working with Shropshire Homes with the sale of 17 Dalelands Estate by private treaty.

The property comprises a front entrance door that opens into an entrance porch with tiled floor and coat hooks. There is a glazed door into the reception hall with wood laminate flooring and a window to the side. There is a living room to the front, with feature fire place and bay window to the front. Off the hall is a door into the kitchen diner which has a wide range of base and wall mounted units, drainer sink unit, work tops, space for fridge freezer and plumbing for a washing machine. There are two windows overlooking the large rear garden, store cupboard and door to rear entrance hall where there is a recess with space for a tumble dryer and a wall mounted boiler. There is a door from the hall to the side of the house.

The stairs ascend from the hall to the first floor landing where there is a window to the side. There are three bedrooms and a family bathroom. The property has gas fired central heating and double glazed windows.

Outside & Gardens

The property is accessed off Dalelands Estate to a gravelled drive suitable for a number of cars. There is access down the side of the property to a garage which will require some improvements. To the rear is a large paved patio area and large gardens laid to lawns with flower borders.



1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



Directions

From Shrewsbury Road turn into Allen Gardens and follow the road down which then becomes Dalelands Estate. After about 300 metres turn right which is still Dalelands Estate and the property can be found on the left hand side.

What 3 Words

///reinstate.marine.tone

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Local Authority - Shropshire

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Council Tax - Shropshire

The current Council Tax Band is 'B' on the Shropshire Council Register.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1716 021225

Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

Services - All

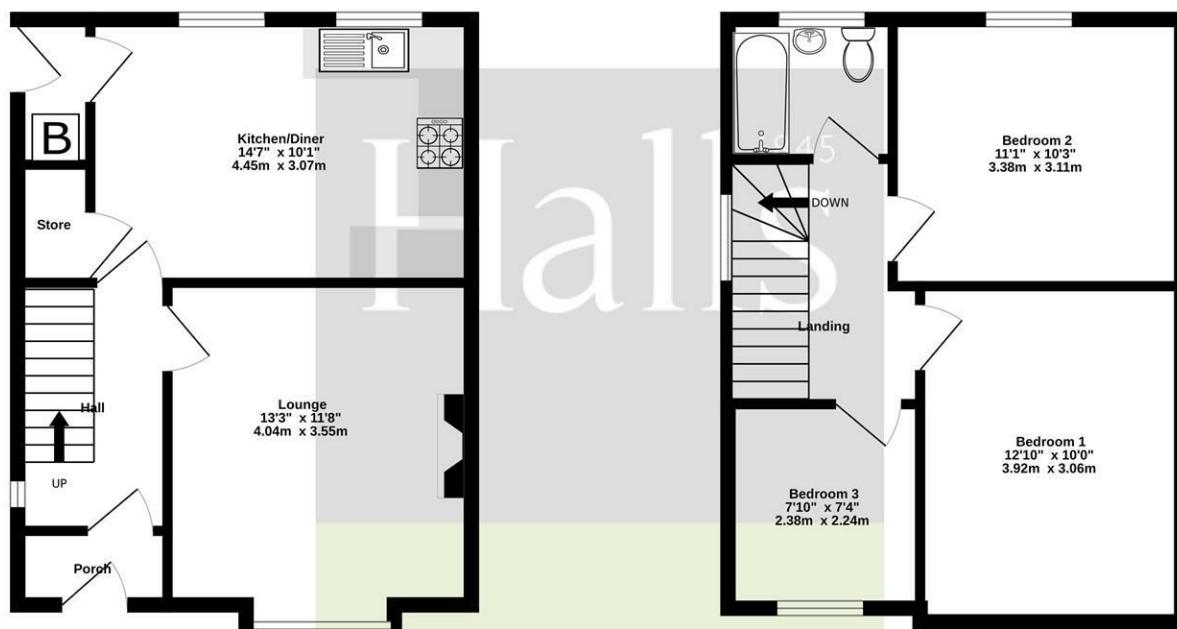
We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

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Ground Floor
391 sq.ft. (36.4 sq.m.) approx.

1st Floor
398 sq.ft. (36.9 sq.m.) approx.



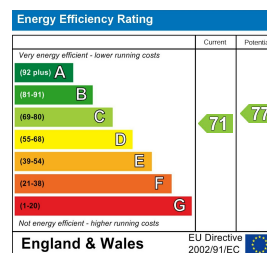
TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



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