



£200,000

🔑 TENURE: Freehold

📊 EPC RATING:

🏠 COUNCIL TAX BAND: B

## Market Drayton

Highfields  
Market Drayton Shropshire



***This is an ideal family sized property with spacious accommodation with nearby local shopping facilities and schools and just a short distance to the town centre.***

Offered with no onward chain, the home comprises entrance porch, hallway, spacious through lounge with French doors to the rear garden, fitted dining kitchen and to the first floor there are three generous sized bedrooms and a contemporary bathroom with both bath and separate shower cubicle. Outside there is parking to the front and enclosed rear garden which has a lawn and established shrubs.

- Spacious Semi-Detached House
- Lounge & Dining Kitchen
- Three Bedrooms
- Contemporary Bathroom With Shower
- Parking To The Front & Rear Garden
- No Onward Chain

You can reach us **9am to 9pm**, 7 days a week

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

**01630 658888**

hellomarketdrayton@dourishandday.co.uk



### Entrance Porch

Having double glazed windows to the sides and composite double glazed front entrance door.

### Entrance Hallway

Staircase to the first floor and radiator.

### Lounge 18' 1" x 10' 7" (5.50m x 3.23m)

Having log effect gas fire set within a chimney recess with timber mantle over. Double glazed window to the front, double glazed window French doors to the rear.

### Kitchen & Dining Area 15' 2" x 10' 5" (4.63m x 3.17m)

Fitted with a range of base and wall units, work surfaces to two sides and inset stainless steel sink unit, drainer and mixer tap with tiled splash back surrounds. There is spaces for a washing machine, dish washer and under counter fridge. Built in store cupboard housing the gas central heating boiler. Double glazed window to the rear and half glass door to the side.



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## First Floor Landing

Loft access, fitted book shelving, door off to the three bedrooms and family bathroom. Double glazed window to the rear.

## Bedroom One 12' 2" x 10' 4" (3.70m x 3.16m)

A double bedroom which has a built in over stair recess, double glazed window to the front and radiator.

## Bedroom Two 9' 9" x 10' 8" (2.97m x 3.26m)

A further double bedroom with over stair store cupboard, double glazed window to the front and radiator.

## Bedroom Three 8' 1" x 7' 8" (2.47m x 2.34m)

Built in wardrobe, double glazed window to the rear and radiator.

## Family Bathroom 5' 6" x 9' 5" (1.67m x 2.86m)

Fitted with a contemporary white four piece suite including dual flush low level WC, pedestal wash basin with mixer tap, panel bath with mixer tap and tiled shower cubicle with mains fed shower. Tiling to the walls, inset ceiling spot lighting, double glazed window to the rear and heated towel rail.

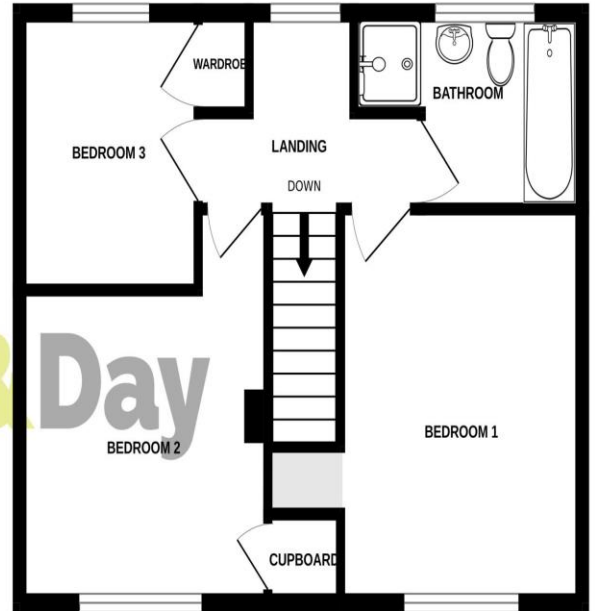
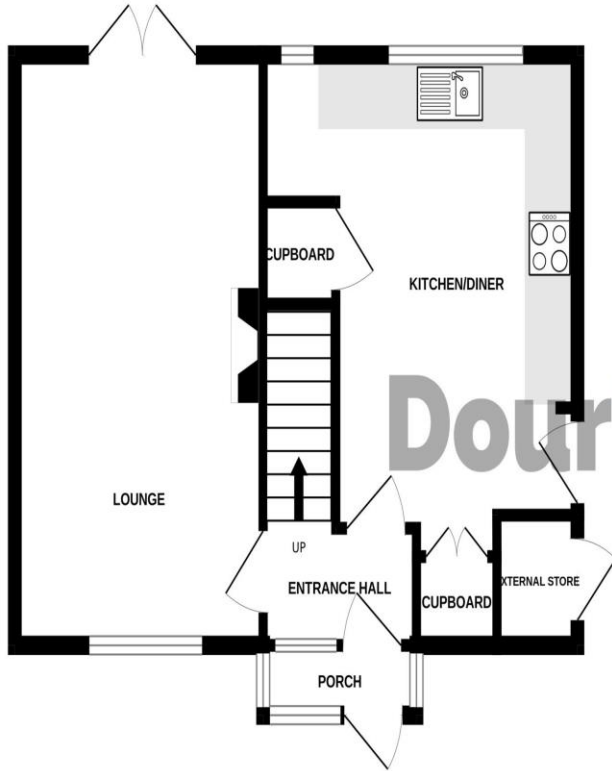
## Externally

The home has a driveway to the front and gravelled front area ideal for additional parking if required. To the rear garden, there is a paved patio and stone covered area extending to the side which has a gate to the front. There is also a lawned garden with a variety of shrubs and established tree. To the rear of the garden is a further sun terrace and a section of the garden is currently enclosed and utilises as a chicken coop.



GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		70	84
Energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
www.ec.europa.eu			



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