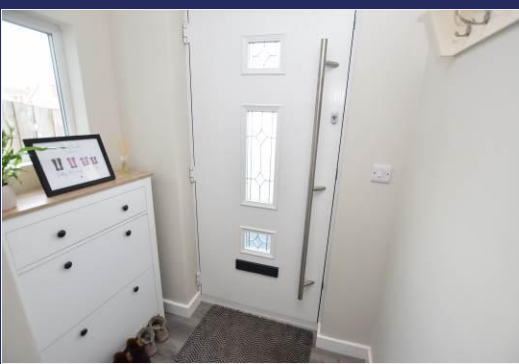




Helping *you* move



53 Elm Drive, Market Drayton, Shropshire, TF9 3HE

A Beautifully Presented Three Bedroom Semi Detached House in a Popular Residential Location with Impressive Open Plan Dining Kitchen.

Offers In Region Of
£235,000

Overview

- Three-Bedroom Semi-Detached Home
- Spacious Lounge with Modern Media Wall
- Open-Plan Dining Area with Patio Doors
- Contemporary Fitted Kitchen
- Stylish Family Bathroom
- Integral Garage with Roller Door
- Generous Driveway Parking
- Attractive, Low-Maintenance Rear Garden
- Council Tax Band – B
- Energy Rating - D



Situated in a popular and established residential area of Market Drayton, this superbly presented three-bedroom semi-detached home offers stylish, modern living throughout-perfect for families and first-time buyers alike. The property is approached via a generous driveway, providing ample off-road parking and access to an integral garage with a contemporary roller door. A practical front porch creates a welcoming entrance and useful storage space. Internally, the accommodation has been thoughtfully updated to a high standard. The inviting lounge is a standout feature, complete with a sleek built-in media wall and neutral décor, creating a comfortable space to relax. To the rear, the property benefits from a bright and spacious open-plan dining area, filled with natural light from large windows and sliding patio doors leading out to the garden. This space flows seamlessly through an attractive archway into the modern fitted kitchen, which offers a range of contemporary units and worktops-ideal for both everyday living and entertaining. Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom, all finished in a clean and neutral style. The accommodation is served by a stylish, fully tiled family bathroom featuring a modern suite with bath and overhead shower, vanity unit, and contemporary fittings. Externally, the rear garden has been designed with low maintenance in mind, boasting a combination of paved patio areas and artificial lawn, along with decked seating-perfect for outdoor dining and family enjoyment.

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. 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



TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: 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.

LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

METHOD OF SALE: For Sale by Private Treaty.



ACCOMMODATION

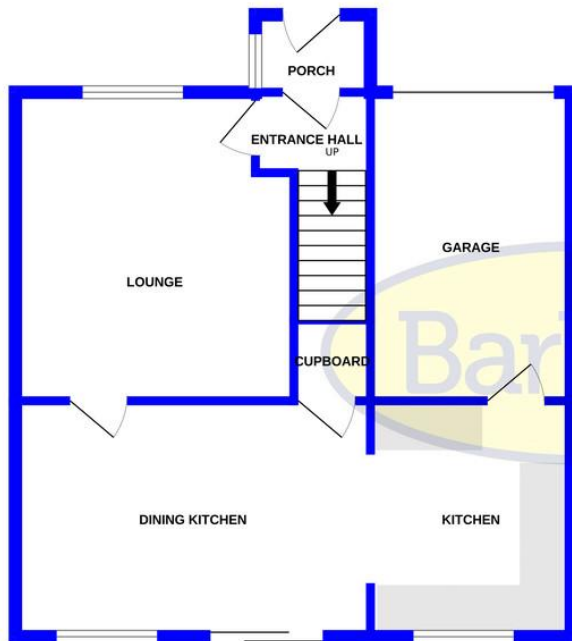
- PORCH 5' 04" x 3' 04" (1.63m x 1.02m)
- ENTRANCE HALL 3' 02" x 4' 07" (0.97m x 1.4m)
- LOUNGE 12' 09" x 12' 05" (3.89m x 3.78m)
- DINING AREA 15' 08" x 10' 04" (4.78m x 3.15m)
- KITCHEN 10' 04" x 6' 11" (3.15m x 2.11m)
- FIRST FLOOR LANDING 6' 03" x 7' 08" (1.91m x 2.34m)
- BEDROOM ONE 8' 09" x 13' 09" (2.67m x 4.19m)
- BEDROOM TWO 9' 03" x 6' 04" (2.82m x 1.93m)
- BEDROOM THREE 6' 08" x 8' 09" (2.03m x 2.67m)
- BATHROOM 6' 02" x 6' 04" (1.88m x 1.93m)
- GARAGE 7' 08" x 16' 06" (2.34m x 5.03m)

DIRECTIONS: From our office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road and at the second mini-roundabout bear right then immediately left on Farcroft Drive. Take the fourth left on Elm Drive and follow the road straight and follow it round to the right where you will find the property on the left-hand side.

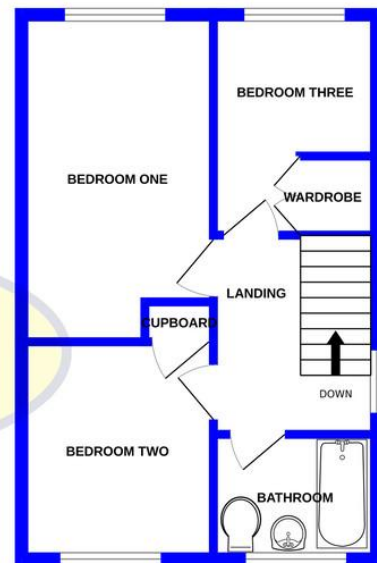
INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

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.

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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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**

**BARBERS ESTATE AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk**



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.