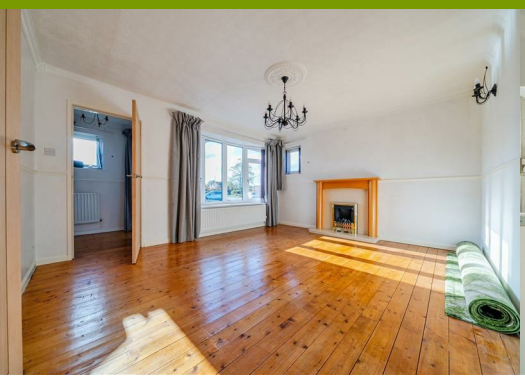
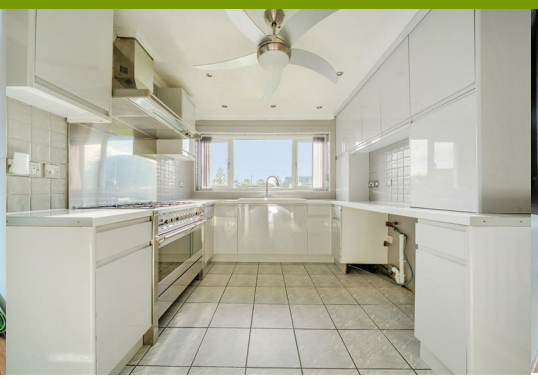


69 FARCROFT DRIVE

MARKET DRAYTON | SHROPSHIRE | TF9 3EY







A spacious three-bedroom property offering versatile family accommodation, including an impressive family room with roof windows and doors opening onto the garden. Benefiting from gardens to three sides, ample off-road parking and a detached garage, all within the popular market town of Market Drayton.

Offers in the region of £340,000



2 3 1 C

- **Well-Presented Throughout**
- **Driveway and Detached Garage**
- **Impressive Family Room**
- **Recently Fitted Kitchen**
- **Low-Maintenance Garden**
- **Close to Amenities**

DESCRIPTION

A welcoming reception hall leads into a spacious lounge, featuring a bay window to the front, an additional side window and a fireplace with living flame gas fire. The kitchen is fitted with a range of modern grey gloss-effect units, granite-effect work surfaces and a range-style cooker, with space for a fridge/freezer. An inner hallway provides access to the three bedrooms and shower room, while a useful rear hall/utility area offers additional storage and houses the central heating boiler.

A particularly impressive feature of the property is the generous family room, which enjoys plenty of natural light from two electronically operated roof windows and further windows to the side and rear. With a tiled floor and double doors opening directly onto the garden, this is a versatile space ideally suited to everyday family life and entertaining.



There are three bedrooms, two of which are positioned to the side of the property, with the second bedroom also benefiting from fitted wardrobes. The third bedroom enjoys windows to both the front and rear elevations. The accommodation is completed by a shower room fitted with a walk-in shower, vanity wash hand basin and WC.

The property occupies a generous plot with gardens extending around three sides, featuring three shaped lawns, mature trees and established planting. An attractive Indian stone pathway leads to the front entrance, alongside an imprinted cobblestone-effect driveway providing ample off-road parking. A further Indian stone driveway leads to the detached single garage.

The rear garden has been landscaped with ease of maintenance in mind, incorporating an Indian stone patio, decorative stone area and planted borders, with fencing to the boundaries.





LOCATION

Market Drayton is a traditional Shropshire market town, steeped in history and surrounded by attractive countryside. With origins dating back to Saxon times, the town is well known for its historic Wednesday market, independent shops and famous gingerbread, which has been produced locally for more than 200 years. The town centre offers a good range of everyday amenities, together with cafés, pubs and leisure facilities, while the nearby Shropshire Union Canal and Tyrley Locks provide some lovely opportunities for walking and enjoying the surrounding countryside. The town is also home to Joule's Brewery and the Festival Drayton Centre, offering a variety of entertainment and cultural events. Conveniently positioned close to the A53, Market Drayton provides road links towards Shrewsbury, Stoke-on-Trent and the wider Shropshire and Cheshire areas.

ROOMS

ENTRANCE HALL

RECEPTION ROOM

KITCHEN

CONSERVATORY

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

EXTERNAL

GARAGE

LOCAL AUTHORITY

Shropshire Council.

COUNCIL TAX BAND

Council Tax Band: C

POSSESSION AND TENURE

Freehold with vacant possession on completion.

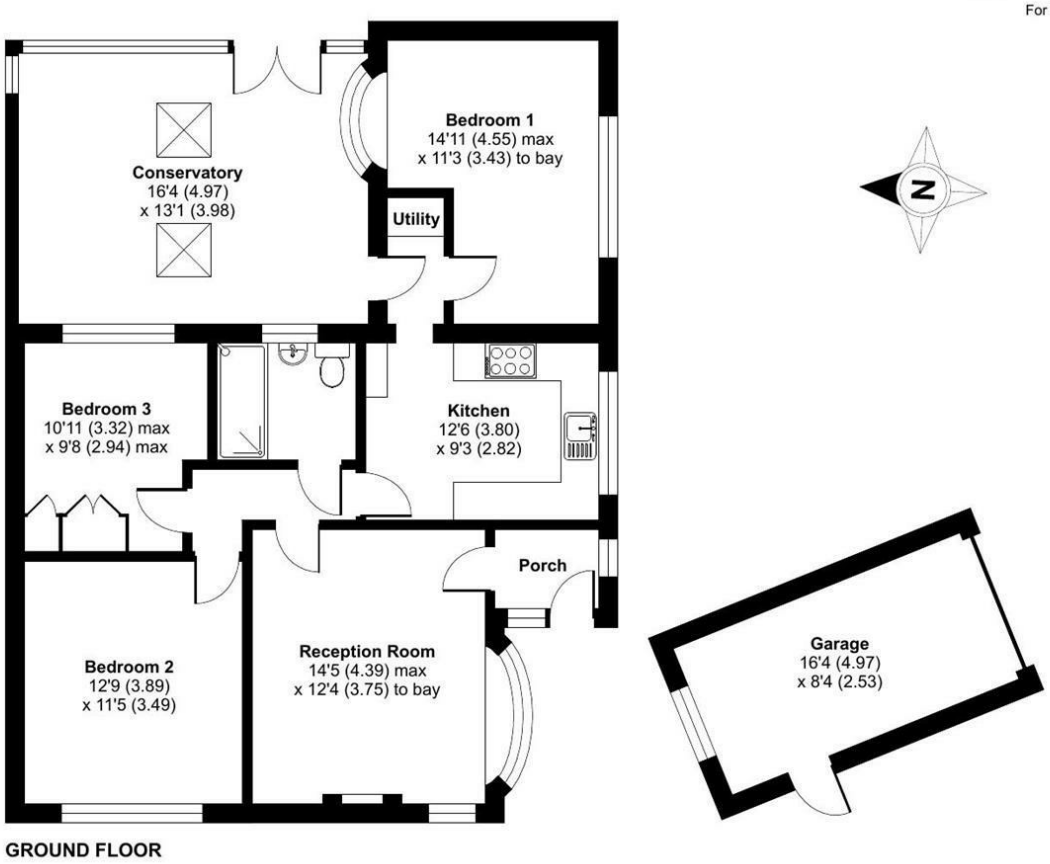
VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

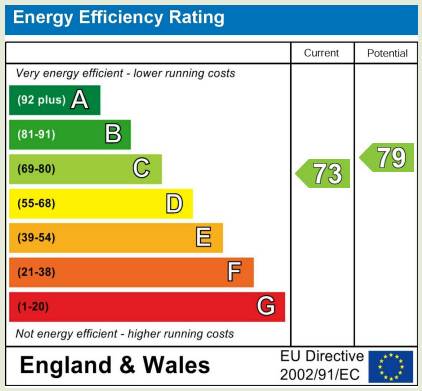
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (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.

Approximate Area = 1162 sq ft / 107.9 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 1298 sq ft / 120.5 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1540881



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Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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