



Helping *you* move



1 Farcroft Drive, Market Drayton, TF9 3HH

A beautifully presented, light and spacious Three Bedroom Semi-Detached House on this highly popular residential road that's offered to the market with No Upward Chain.

Offers In Region Of
£209,995

Overview

- Three Bedroom Semi-Detached House with No Upward Chain
- Beautifully Presented Throughout
- Entrance Porch, Hallway, Lounge
- Smart, Modern Dining Kitchen
- Two Double & One Single Bedrooms, Bathroom
- Front & Rear Gardens, Garage, Garden Shed
- Popular Location, on Local Bus Route
- Council Tax Band - C, Energy Rating - C



Brief Description

Located in a highly sought-after residential area, and offered with No Upward Chain, this light and spacious home offers well-planned, nicely presented accommodation throughout.

The property comprises an entrance porch, hallway, generous lounge and a smart, modern dining kitchen with space for appliances. Upstairs, a bright landing leads to two double bedrooms with built-in mirrored wardrobes, a single bedroom/home office, and a stylish bathroom with shower over bath.

Externally, the property benefits from a front garden, driveway with gated access to the garage, and a generous rear garden mainly laid to lawn with timber shed.

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



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

SERVICES: We are advised that all mains services with gas central and leased solar panels 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

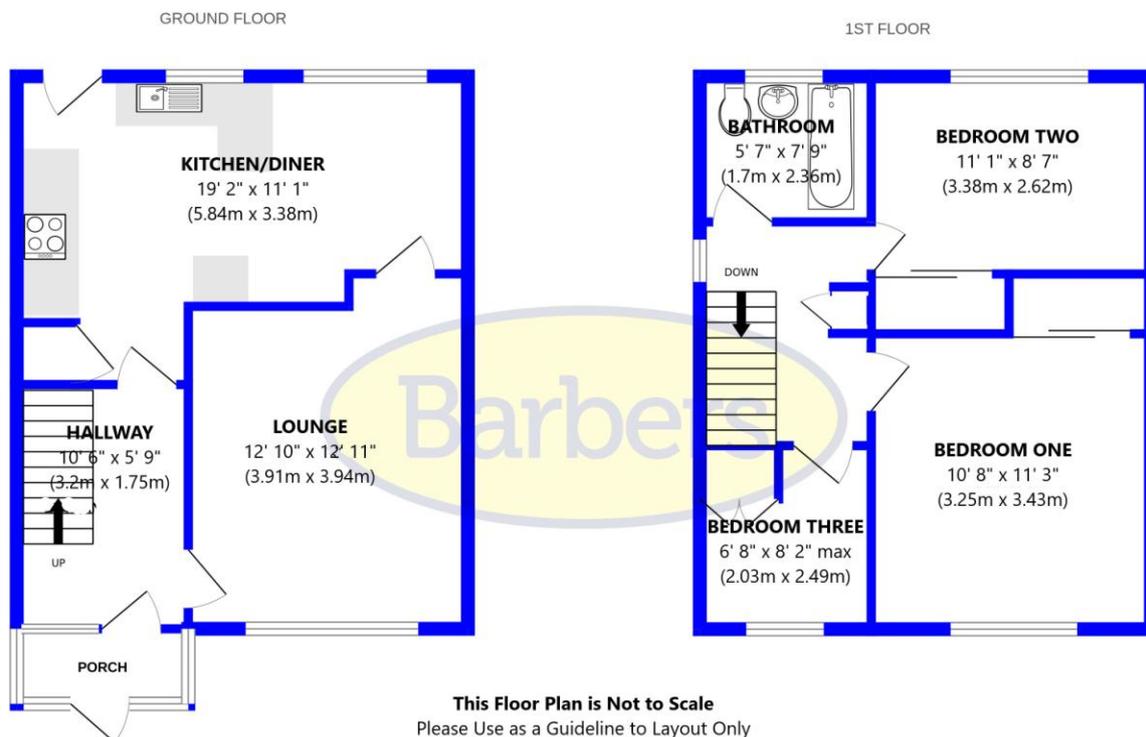
TENURE: We are advised that the property is Freehold.



DIRECTIONS: From our office on Maer Lane, turn left and then right by Nagington's Garage and left on Prospect Road. At the second mini-roundabout go right on Longslow Road and then immediately left on Farcroft Road where the property is located on the 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.



This Floor Plan is Not to Scale
Please Use as a Guideline to Layout Only

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**

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**

