



Helping *you* move



## 114 Farcroft Drive, Market Drayton, TF9 3EZ

A Three Bedroom Semi-Detached house in a highly popular residential area, with spacious Living Accommodation including the Lounge, Dining Kitchen, Conservatory and Snug/Playroom, and Driveway Parking.

Offers In Region Of  
**£235,000**

## Overview

- A Nicely Presented, Three Bedroom Detached House
- Highly Popular Residential Area
- Great Location for local Shops and Schools
- Entrance Hall, Lounge with Multi-Fuel Stove, Dining Kitchen, Conservatory and Snug/Playroom
- Two Double and One Single Bedrooms, Bathroom
- Generous Rear Garden, Driveway Parking
- Council Tax Band - C, Energy Rating - TBC



## Brief Description

The front door opens to the Hallway off which are stairs to the first floor and, to your right, is the Lounge with a multi-fuel log burner and light flooding in through the box bay window to the front. The Dining Kitchen has a good range of traditional units with a Kenwood Rangemaster-style cooker that's included in the sale and sliding patio doors open to the Conservatory overlooking the Garden. Completing the ground floor accommodation is the Playroom/Snug with French doors out to the Garden, and the Utility. To the first floor is the Landing with airing cupboard and Loft access, two Double Bedrooms with built-in wardrobes, a generous Single Bedroom and the Family Bathroom with a shower over the bath.

Externally, there's Driveway Parking to the front for 2-3 cars and to the rear is a larger-than-average Garden with a timber deck, large lawn and mature trees and shrubs.

## 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](mailto: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. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

**LOCAL AUTHORITY:** Shropshire Council  
Tel: 0345 678 9002

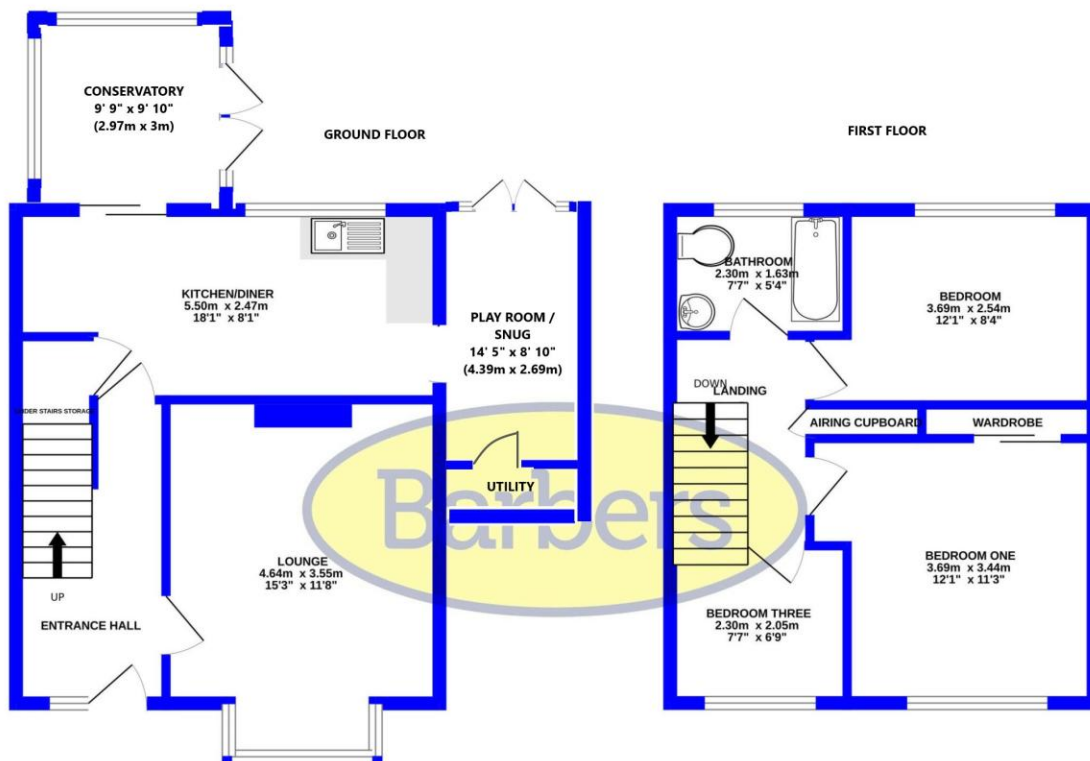
**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



**DIRECTIONS:** From our office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road, right on Longslow Road and immediately left on Farcroft Drive where, after approximately 0.25 miles, the property is on your right 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,  
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