



Helping *you* move



87 Elm Drive, Market Drayton, TF9 3HA

An Extended Four Bedroom Semi-Detached House offering you spacious living accommodation including a modern Dining Kitchen and Lounge, landscaped Rear Garden and Driveway Parking.

Offers In Region Of
£245,000

Overview

- An Extended Four Bedroom Semi-Detached House
- Highly Popular Residential Area
- Entrance Hall, Lounge with a Log Burning Stove
- Open Plan Dining Kitchen, Utility
- Four Bedrooms, Family Bathroom
- Pretty Rear Garden
- Driveway Parking for Three Cars
- Council Tax Band - B, Energy Rating - C



Brief Description

The front door opens to the Hall which has stairs to the first floor and a part-glazed door opens into the Lounge with a log burner set in an alcove fireplace. An archway leads through to the Open Plan Dining Kitchen which has plenty of space for your dining Table, a breakfast bar, modern gloss-fronted units with integrated double oven, microwave and induction hob with an extractor fan over, space for a tall fridge freezer and a door leading to the Utility with space and plumbing for your washing machine and dishwasher.

The first floor Landing has loft access, and there are three Double Bedrooms - one which is currently used as a TV room - plus the Family Bathroom.

Externally, the property has a wide Driveway to the front giving you Parking for three cars and to the rear is a landscaped, low maintenance South-facing Garden.

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 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

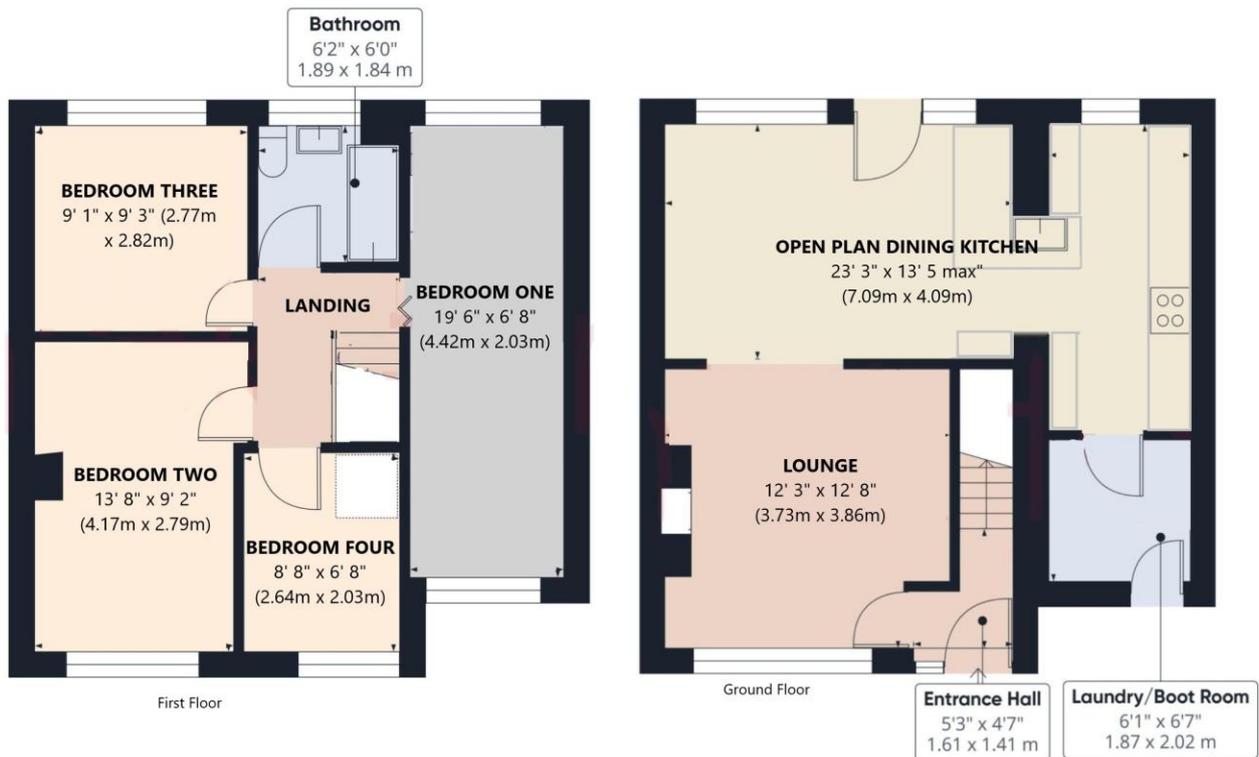
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



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. Take the fourth left on Elm Drive and follow the road around to the right where the property will be 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
All measurements and placement of fixtures and fittings are approximate



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.

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