



Helping *you* move



## 31 Smithfield Road, Market Drayton, TF9 1EJ

A nicely presented 1930's Three-Bedroom Semi-Detached home, thoughtfully updated while retaining the warmth and character of its original era. With Lounge, Kitchen, Dining Room, Conservatory and a Garage, Driveway Parking and generous Garden.

Offers In Region Of  
**£310,000**

## Overview

- Nicely Presented and Updated 1930's Three Bedroom Semi-Detached House
- Full of Character, Great Location
- Entrance Hall, Lounge, Dining Room leading to the Conservatory
- Kitchen, Utility and Guest WC
- Two Double & One Single Bedrooms, Shower Room
- Generous Rear Garden with Patio Seating Area, Garage, Driveway Parking for 2-3 Cars
- Council Tax Band - C, Energy Rating - E



## Brief Description

The ground floor features an inviting Entrance Hall, a spacious Lounge with a bay window and electric log burner set in a feature fireplace, a separate Dining Room, and a bright Conservatory overlooking the rear Garden. The fitted galley-style Kitchen has a good range of Shaker-style units with an integrated dishwasher and double oven with induction hob and extractor fan over, plus a useful Utility Room and a convenient downstairs guest WC.

Upstairs, the property offers three Bedrooms, including two well proportioned doubles with built-in wardrobes, along with a modern Shower Room with a walk-in shower.

Externally, the home benefits from lawned Gardens to both the front and rear, with the rear Garden being perfect for catching the afternoon sun. To the front is ample Driveway Parking, and a Detached Garage, giving you Parking for several cars.

## Location

In walking distance of Market Drayton town centre - 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.



# 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 are available with gas central heating. 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.



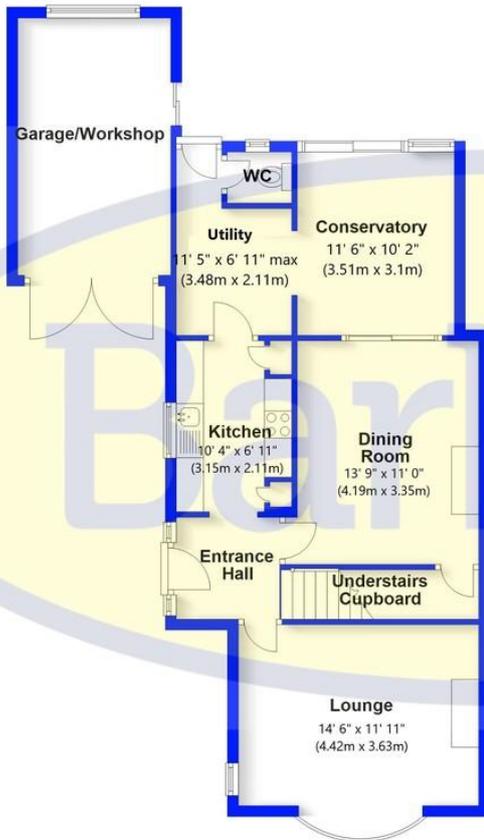
**DIRECTIONS:** From our office on Maer Lane turn right, right on Smithfield Road and the property is approximately 500 yards on your right and can be identified by our For Sale sign.

**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.

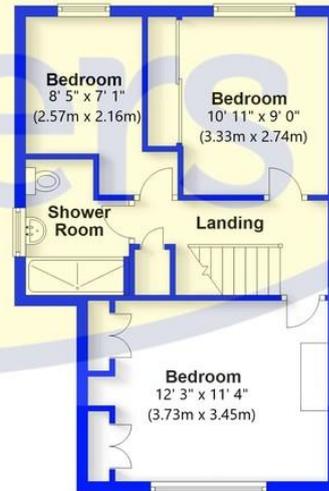
## Ground Floor

Approx. 75.3 sq. metres (810.1 sq. feet)



## First Floor

Approx. 43.6 sq. metres (469.7 sq. feet)



Total area: approx. 118.9 sq. metres (1279.8 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



## 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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