Barbers

Helping *you* move

84 Sherwood Crescent, Market Drayton, Shropshire, TF9 1NP

BEING OFFERED WITH NO UPWARD CHAIN - Three Bedroom Semi Detached House with Driveway Parking - A Perfect First Time Buy or Rental Investment

Offers In Region Of

£220,000

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Market Drayton, Shropshire, TF9 1NP

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Overview

- Three-Bedroom Semi-Detached House
- Offered With No Upward Chain
- Entrance Hallway
- Lounge, Dining Area, Kitchen
- Bathroom, Separate W/C
- Front & Rear Garden
- Driveway Parking
- An Ideal First Time Buy or Rental Investment
- Council Tax Band - B
- Energy Rating - D

Brief Description

A spacious and well-presented three-bedroom semi-detached home, offering generous living accommodation, driveway parking and a particularly good-sized enclosed rear garden. The property has also been recently neutrally re-decorated with new carpets and flooring throughout so is an ideal choice for first-time buyers, families or anyone looking for a comfortable home with scope to add their own personal touches.

The versatile living accommodation provides an entrance hallway, lounge with an arch leading to a dining area and fitted modern kitchen. The first floor has three bedrooms, a bathroom and separate W/C.

Outside, the property is set back from the road behind a lawned front garden with a driveway providing off-road parking. Gated access leads through to the rear.

One of the real highlights is the generous enclosed rear garden which offers an excellent amount of outdoor space. Predominantly laid to lawn, the garden also incorporates a paved patio area immediately behind the house, providing space for outdoor seating and entertaining, together with a useful timber garden store. With well-proportioned rooms, a spacious living/dining area, driveway parking and private rear garden, this appealing property has all the ingredients of a lovely family home. Viewing is highly recommended to appreciate the space and potential on offer.

ACCOMMODATION

LOUNGE
14' 3" x 10' 6" (4.34m x 3.2m)
DINING AREA
8' 6" x 7' 8" (2.59m x 2.34m)
KITCHEN
8' 9" x 8' 7" (2.67m x 2.62m)
BEDROOM ONE
10' 4" x 10' 2" (3.15m x 3.1m)
BEDROOM TWO
10' 6" x 9' 1" (3.2m x 2.77m)
BEDROOM THREE
7' 3" x 6' 4" (2.21m x 1.93m)
BATHROOM
SEPARATE W/C

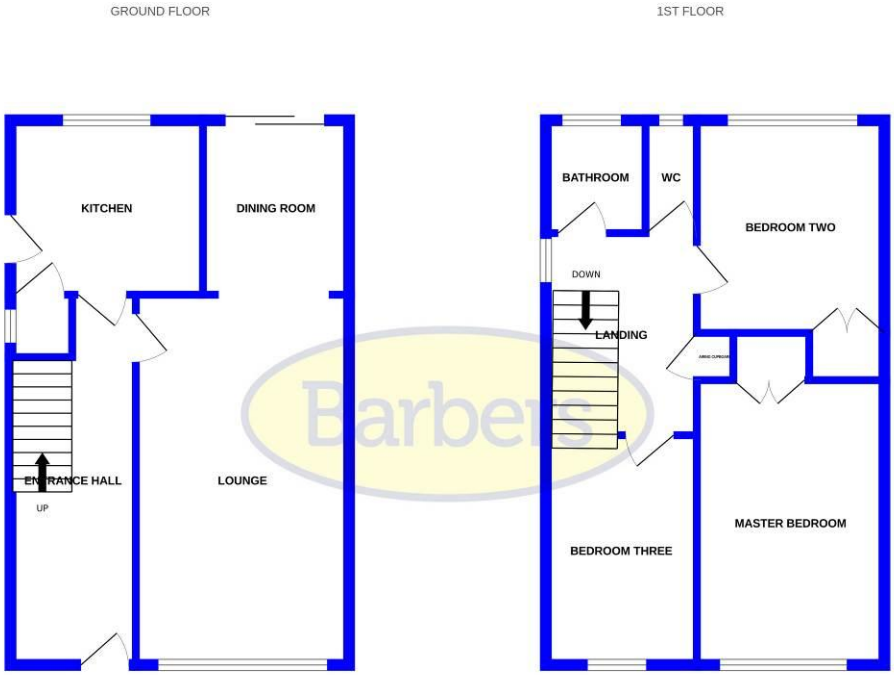
DIRECTIONS: Leave Market Drayton via Cheshire Street turning right at the mini island into Frogmore Road. At the next mini island turn right into Shropshire Street continuing into Shrewsbury Road. After approximately 1 mile turn left into Sherwood Crescent, then next right and the property will be found along this road on the left hand side, which can be identified by our sale board. What3words ///spins.freely.enlighten

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, two primary schools, an infant school, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs. A wider range of shops and facilities can be found via the A53 to Shrewsbury, Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch. The nearest mainline train stations are at Crewe, Shrewsbury and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.

SERVICES: We are advised that mains electric, water and drainage are available with gas fired 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. https://checker.ofcom.org.uk/

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

FLOORPLAN – NOT TO SCALE



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

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**

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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 but, please contact us before viewing the property.