



Helping *you* move



20 Elm Drive, Market Drayton, TF9 3HE

An extended Three Bedroom Semi-Detached House on this highly popular residential road, with a Lounge, Open Plan Kitchen/Dining/Snug, front and rear Gardens and a Detached Garage.

Offers In Region Of
£240,000

Overview

- Extended, Three Bedroom Semi-Detached House
- Larger than Average Corner Plot
- Entrance Hall, Guest WC, Lounge
- Open Plan Kitchen/Dining/Play Area leading to the Snug
- Two Double & One Single Bedrooms, Family Bathroom
- South Facing Rear Garden with Lawn and Patio
- Detached Garage, Driveway Parking for 2-3 Cars
- Council Tax Band - C, Energy Rating - D



Brief Description

The front door opens to the Hall which has a turning staircase to the first floor and access to the Guest WC. To your right is the generous Lounge which has a large picture window to the front and an electric fire set in an attractive fire surround. To the rear of the property is the undoubted heart of the home - an Open Plan Kitchen/ Living space with a modern Kitchen area with peninsular breakfast bar, integrated dishwasher and oven with hob and extractor over, and space for a tall fridge freezer and your washing machine. The Kitchen leads to the Dining Room, Play Area and then round to the Snug - the perfect family TV space. To the first floor are two Double Bedrooms, a generous Single Bedroom and the Family Bathroom with a shower over the bath.

To the front of the property is a wide Garden and Driveway giving you Parking for 2-3 Cars plus the Detached Garage. A gate opens to a pathway to the side of the property where there's a brick store shed, and the patio and lawned areas are perfect for catching the evening sun.

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.



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

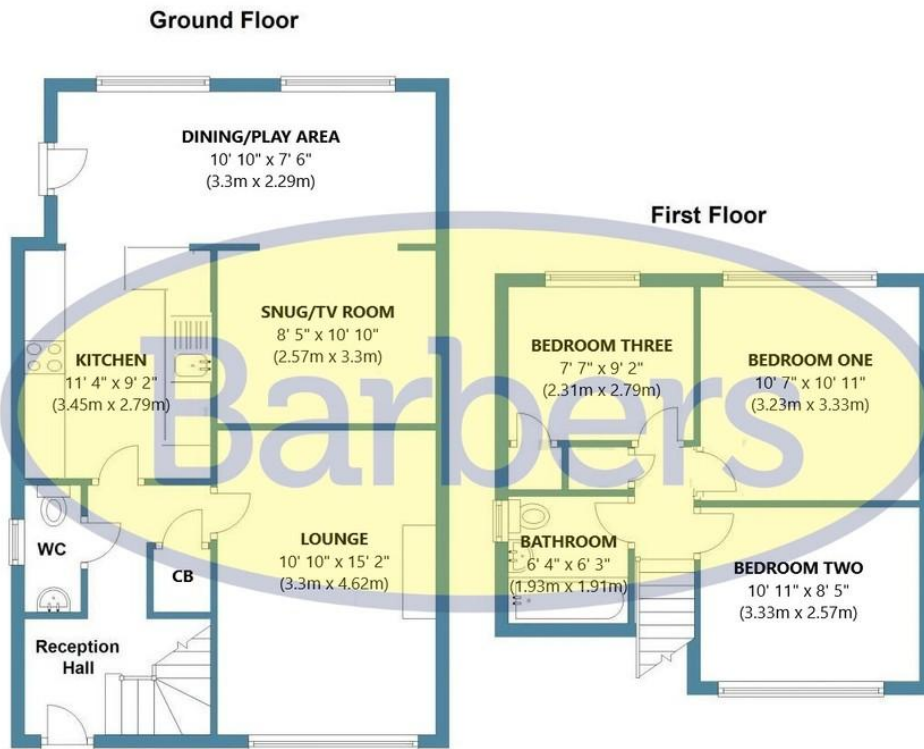
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From our office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road, right at the second mini-roundabout, immediately left on Farcroft Drive. Take the fourth left on Elm Drive and follow the road straight on and then to your right, and the property will be on your left, 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 & 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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