



**103 Cheshire Street,
Market Drayton,
TF9 1AE**

OIRO £325,000

A spacious entrance hallway leads through to the lounge, which features a mounted open fireplace. A second reception room overlooks the courtyard garden, and the hallway also provides access to the cellar.

The dining room boasts a brick-built open fireplace and wooden doors that open onto the courtyard garden, and it leads through to the kitchen.

On the first floor, there are two double bedrooms—one being the master with double built-in wardrobes—and a third single bedroom. The bathroom comprises a separate shower enclosure, a panelled bath, a wash basin, and a separate W.C.

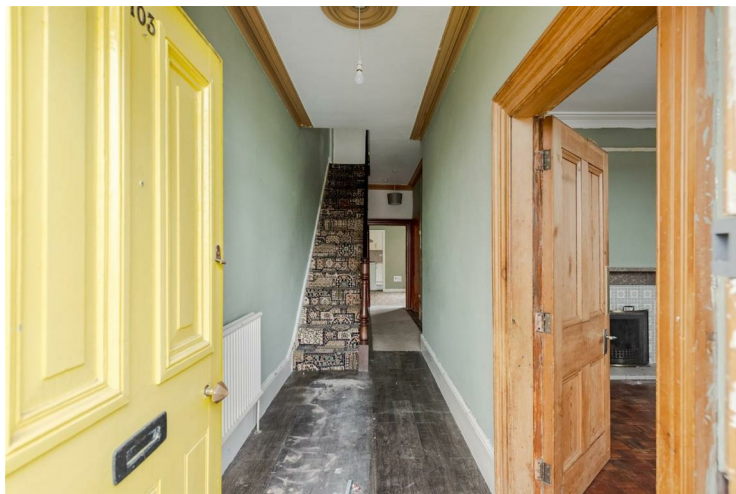
A wooden staircase leads to a large loft area which, subject to planning permission, offers potential for conversion into an additional bedroom.

Externally, there is a courtyard-style garden with an outside W.C., a brick-built storage outbuilding, and a boundary wall. Steps lead up to a generously sized, mature rear garden featuring a lawn, shrubbery borders, and established trees.

Market Drayton is a market town in north Shropshire close to the Cheshire and Staffordshire borders. Market Drayton offers a diverse range of shops, larger chain style stores, supermarkets and a variety of leisure facilities. There is a selection of primary and secondary schools. The market town is within easy commuting distance of Shrewsbury (20 miles), Whitchurch (12 miles) and Telford (20 miles). All with mainline train stations, wider ranges of shops and leisure facilities.

ENTRANCE HALLWAY

A spacious hallway.



LOUNGE

13'2" x 14'2" (4.03 x 4.32)

With a wall mounted open fire and wooden effect flooring.



RECEPTION ROOM

12'2" x 12'0" (3.71 x 3.66)

A brick built open fire place with wooden tiled flooring.



CELLAR

A doorway in the hallway leads down to the cellar.

DINING ROOM

11'3" x 10'11" (3.44 x 3.33)

With wooden double doors that open onto the courtyard.



KITCHEN

10'4" x 8'6" max (3.16 x 2.61 max)

With a range of white base and wall units, with recess and plumbing for a washing machine and space for fridge freezer. With an exterior door to the garden.



FIRST FLOOR



BEDROOM ONE

14'1" x 10'10" (4.30 x 3.31)

With a double built in wardrobe overlooking the front of the property.



BEDROOM TWO

12'1" x 12'1" (3.69 x 3.70)

A second double bedroom overlooking the rear garden.



BEDROOM THREE

7'4" x 9'0" (2.26 x 2.75)

A third single bedroom.



BATHROOM

10'11" x 8'6" (3.34 x 2.61)

With a single shower enclosure, a panelled bath and pedestal wash basin.



CLOAKROOM

5'4" x 2'11" (1.64 x 0.91)

A low level W,C

SATIRS TO SECOND FLOOR

Wooden stair case.

LOFT SPACE

A spacious loft area featuring Velux windows offers excellent potential for conversion into a large bedroom, subject to the necessary planning permission.



REAR GARDEN

A courtyard-style garden features an outside W.C. and a brick-built shed, with a gate and steps leading to a generously sized, mature rear garden with established shrubs and trees.



AGENTS' NOTES:

EPC RATING: E a copy is available upon request.

SERVICES: We are advised that mains water, electricity and drainage are available. The property is heated by gas fired central heating. Davies White & Perry 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.

COUNCIL TAX: We are advised by the Local Authority,

Shropshire Council, the Property is Band E (currently £3,107.92 for the year 2025/2026).

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 1800mbps

Mobile Signal/Coverage Indoors: EE Good, O2 Variable, Three Variable, Vodafone Good

Mobile Signal/Coverage Outdoors: EE Good. O2 Good, Three Good, Vodafone Good

PARKING: On Road

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: None in this area

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

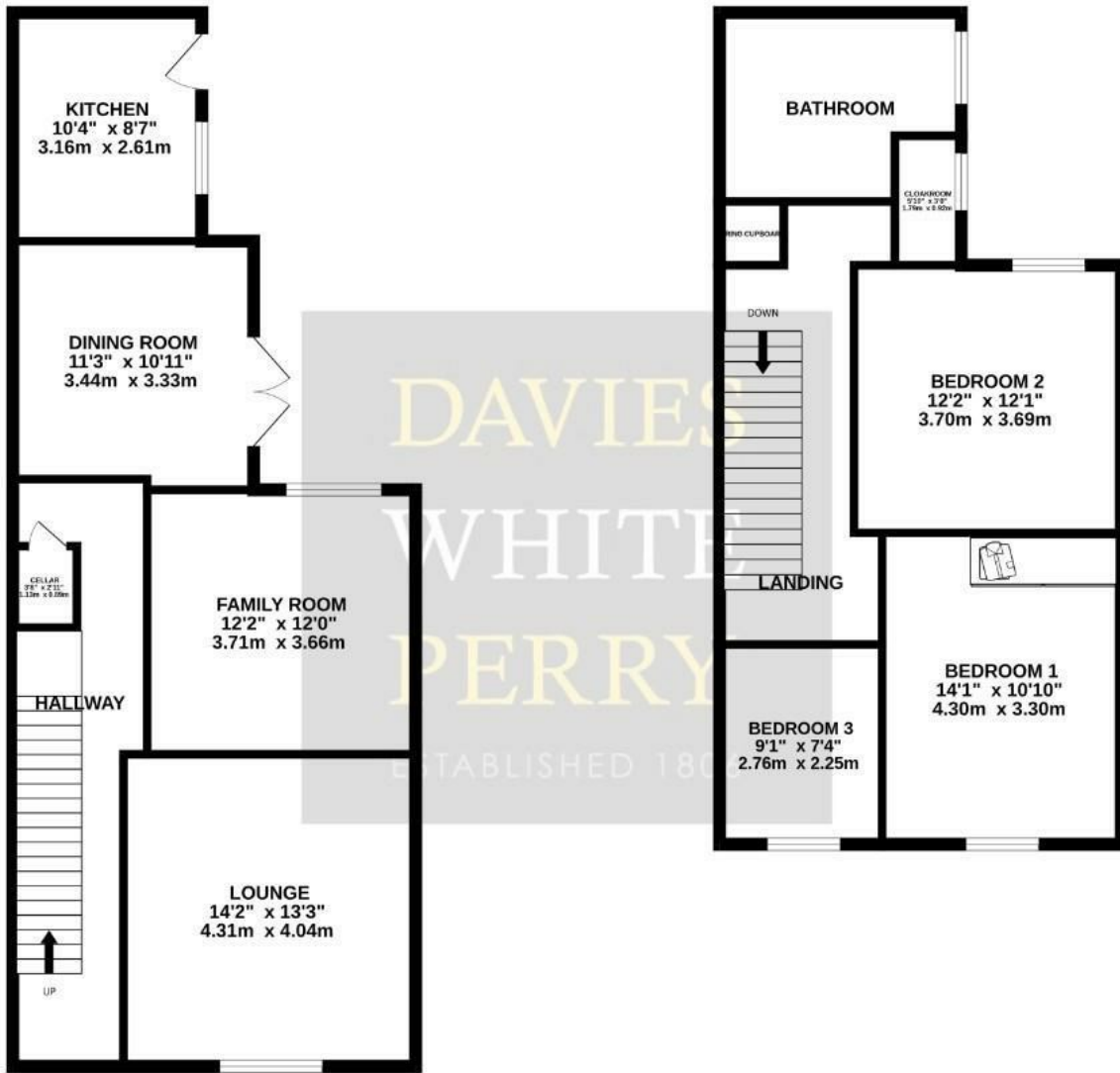
METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

DIRECTIONS: From our Newport office continue onto Lower Bar and then on to Chetwynd End, slight left onto Chetwynd End. continue onto Chester Road, turn left onto A41, slight left onto A529. At the round about take the second left onto Frogmore Road, at the round about take the first exit onto Cheshire Street, the property is on the left hand side and can be identified with a for sale board.

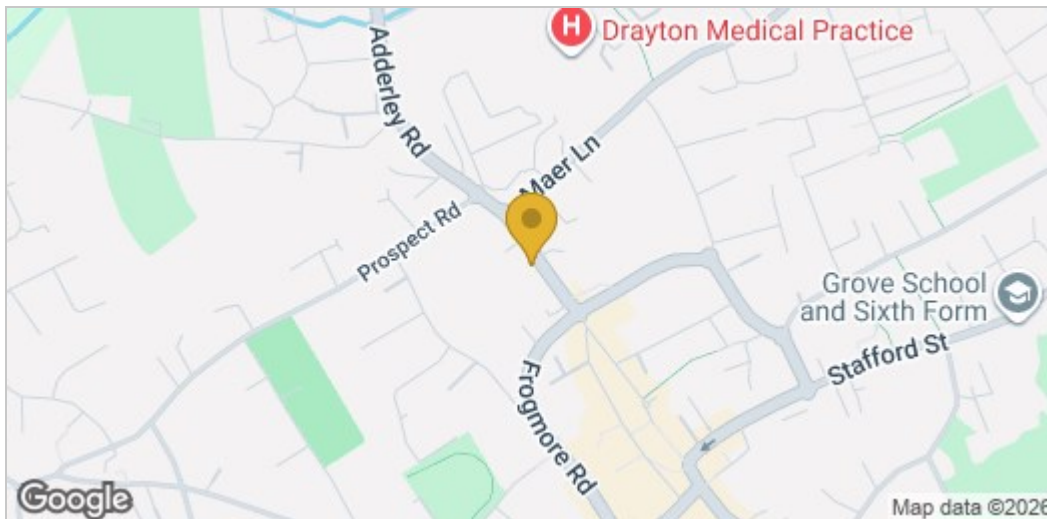
GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.

1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA - 1293 sq.ft. (120.2 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.