



**24 Maer Lane,
Market Drayton,
TF9 3AL**

OIRO £365,000

A spacious three bedroom detached bungalow, featuring driveway parking, a double garage, and a generously sized, front and rear private rear garden, offered with no upward chain.

Maer Lane is a well-proportioned bungalow with a thoughtfully designed layout. A porch offering useful storage leads into the entrance hallway. Double glazed doors open into a spacious lounge/diner, complete with patio doors leading to a conservatory that overlooks the rear garden.

The kitchen provides space for a table and features an integrated Bosch oven and grill, with an archway leading through to a utility area and an external door giving access to the garden.

The generous master bedroom benefits from fitted wardrobes and an en-suite bathroom with a double shower enclosure. There are two further double bedrooms and a family bathroom.

Externally, the property offers a driveway providing parking for two or more vehicles, along with a double garage. The front garden is mainly laid to lawn, bordered by hedging and planted borders with mature plants. An iron gate leads to an additional front garden with a lawn and a mature central tree.

The rear garden is private and generously sized, featuring a patio area, lawn, and a variety of mature plants, shrubs, and trees, all enclosed by hedged boundaries. It also includes a garden shed and an access door to the double garage

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

6'2" x 2'11" (1.89 x 0.91)

With a triple built-in, floor-to-ceiling storage cupboard, an electric wall heater, and laminate flooring.

HALLWAY

A wrap around hall with the airing cupboard and loft access.



LOUNGE DINER

23'2" x 12'4" x 25'1" x 11'4" (7.08 x 3.77 x 7.65 x 3.46)

Glazed double doors lead from the hallway into a spacious lounge diner, featuring dual-aspect windows and an electric wall mounted log effect fire set on a marble hearth and surround.



KITCHEN

11'4" x 10'8" (3.47 x 3.26)

A range of white gloss base and wall units with wood-effect worktops, an integrated Bosch oven, gas hob and extractor fan, a stainless steel sink with drainer and mixer tap, and a recess for a fridge.



UTILITY

7'4" x 6'5" (2.24 x 1.97)

Base units matching those in the kitchen, with plumbing for a washing machine and space for a freezer and tumble dryer. A single stainless steel sink with drainer and mixer tap. The boiler is located in the utility room, which also provides an exterior door to the garden.



CONSERVATORY

9'1" x 8'10" (2.79 x 2.71)

UPVC glazed double door open onto the rear garden.



BEDROOM TWO

13'11" x 11'11" max (4.25 x 3.64 max)

Featuring triple built-in wardrobes with overhead lighting, overlooking the front garden.

MASTER BEDROOM

23'3" x 10'9" (7.10 x 3.29)

A spacious bedroom with triple built-in wardrobes, featuring two doors—one providing additional storage and the other leading to the ensuite.



BEDROOM THREE

12'0" x 10'4" (3.67 x 3.15)

A third double bedroom.

ENSUITE

7'3" x 5'0" (2.23 x 1.53)

A double shower enclosure with glazed doors and chrome fittings, a vanity wash basin, a low-level WC, and a chrome heated towel rail.



BATHROOM

7'4" x 6'3" (2.24 x 1.91)

A panelled bath with a shower over and chrome fittings, a vanity

wash basin, and a low-level WC, with additional built-in cupboards and partially tiled walls.



REAR GARDEN

A paved patio area leads to a lawn with planted borders featuring mature plants and shrubs. A hedged boundary encloses the garden, and a further patio area provides access to a door leading into the double garage, as well as a garden shed.



FRONT GARDEN

Enclosed by a hedged boundary, the garden features a neatly laid lawn with planted borders of mature plants and shrubs. An iron gate leads to an additional front garden, which also offers a well-kept lawn and a mature central tree.



DOUBLE GARAGE

A tarmac driveway offers parking for several vehicles and leads to a double garage.

AGENTS' NOTES:

EPC RATING: B 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 D (currently £2,542.84 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 Good, Three Good, Vodafone Good

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

PARKING: Driveway parking and double garage.

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: None in this area

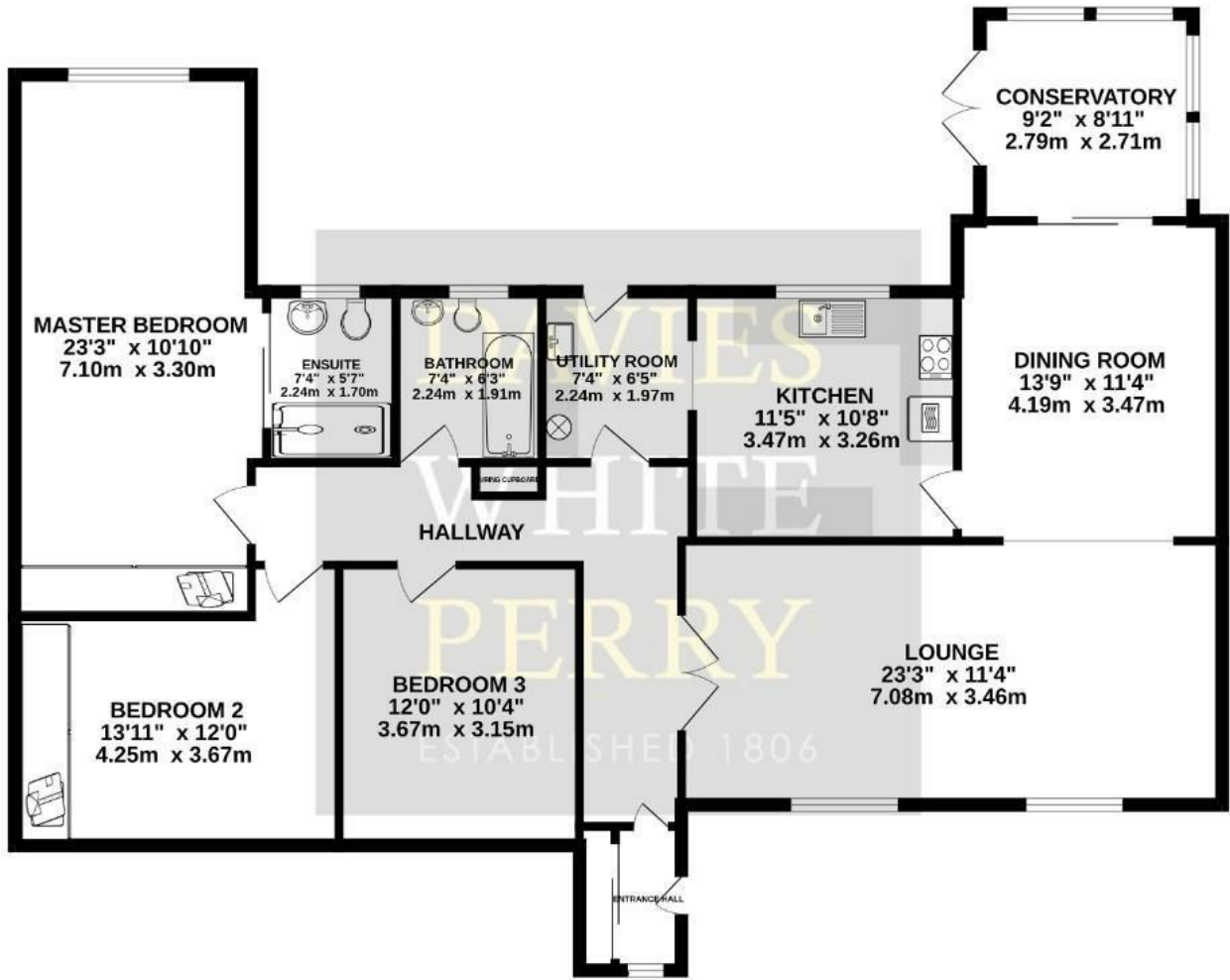
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

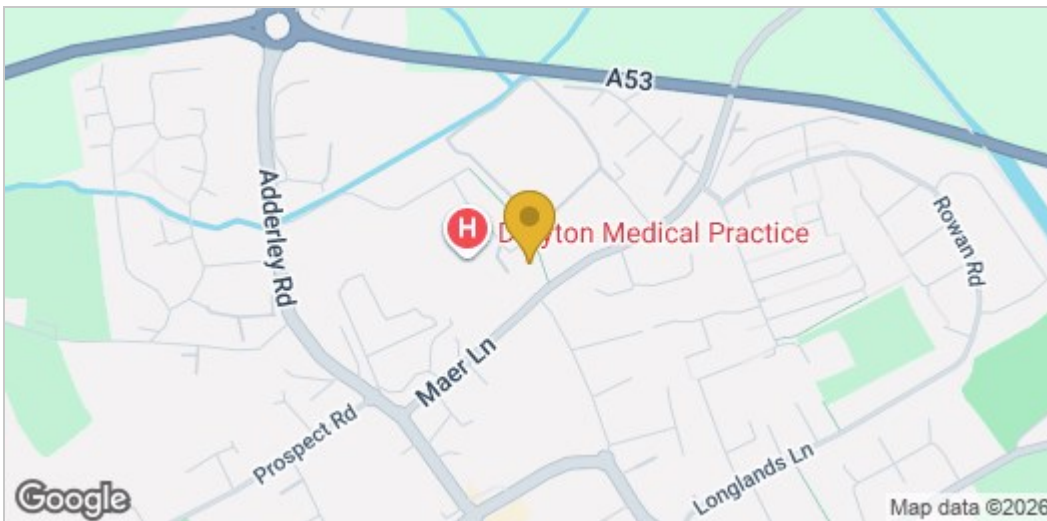
TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

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, at the round about take the second exit onto Maer Lane, the bungalow is on the left hand side and can be identified with a for sale sign.

GROUND FLOOR
1427 sq.ft. (132.6 sq.m.) approx.



TOTAL FLOOR AREA : 1427 sq.ft. (132.6 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	88
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.