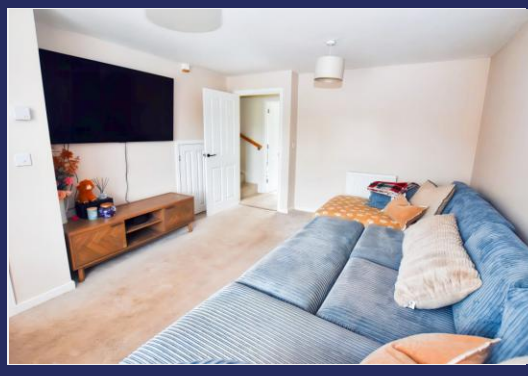
Barbers

Helping *you* move



7 Oakley Road, Market Drayton, TF9 3GL

A smart, modern Three Bedroom Semi-Detached House on this highly popular development with a Dining Kitchen, Principal Bedroom with En Suite and off-road Parking.

Offers In Excess Of

£235,000

7 Oakley Road
Market Drayton, TF9 3GL

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Overview

- Nicely Presented Three Bedroom Semi-Detached House
- Highly Desirable Residential Area
- Entrance Hall, Cloaks/WC
- Living Room with Bay Window
- Dining Kitchen with French Doors to Rear Garden
- Principal Bedroom with En Suite, Family Bathroom
- Driveway Parking for Two Cars, Rear Garden
- Council Tax Band - C, Energy Rating - B

Brief Description

To the front is driveway parking for two vehicles, with a pathway to the right- hand side leading to a gated entrance into the rear garden. The garden is fully enclosed with a paved patio area and a generous lawn.

To the ground floor is the Hallway, a Cloakroom/WC and the Lounge - a bright, inviting room enhanced by a bay window and an inner hall with turning staircase to the first floor. The Dining Kitchen is a modern, well- appointed space with a good range of contemporary units, room for your dining table, and patio doors opening directly onto the rear garden.

Upstairs, the property continues to impress. The Principal Bedroom benefits from its own En Suite Shower Room with a double shower enclosure. Bedroom Two is another comfortable double room, while Bedroom Three is a well- proportioned single. Completing the accommodation is the Family Bathroom, fitted with bath, wash hand basin and WC.

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. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.

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 Market Drayton Ginger Bread roundabout take the A53 towards Tern Hill and at the first roundabout turn left on Blandford Way, then take the third left on Oakley Road where the property is the last one on your left 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.

Floor Plan Not to Scale - Please use as a Guide to Layout Only

Ground Floor		
Sitting	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 915 mm	5'1" x 3'0"

First Floor		
Bedroom 1	3234 x 3276 mm	10'7" x 10'9"
En suite	1385 x 2119 mm	4'7" x 6'11"
Bedroom 2	2475 x 3891 mm	8'1" x 12'9"
Bedroom 3	2286 x 2186mm	7'6" x 7'2"
Bath	1815 x 2181 mm	5'11" x 7'2"

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**

BARBERS ESTATE AGENT: Tower House, Maer Lane, Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

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.