



Helping *you* move



## 2 Dalelands West, Market Drayton, TF9 1DG

A Spacious, extended Three Bedroom Mid Terraced House in a popular residential location - OFFERED WITH NO UPWARD CHAIN

Offers In Region Of  
**£165,000**



## Overview

- Extended Mid Terraced House
- Offered With No Upward Chain
- A Superb First Time Buy or Rental Investment
- Lounge, Dining Room with French Doors to Rear
- Kitchen, Ground Floor Cloaks/WC
- Three Bedrooms
- Bathroom with Shower Over Bath
- Fully Enclosed Paved Rear Garden
- Off Road Parking to Front
- Council Tax Band – C
- Energy Rating - C



## Brief Description

The living accommodation provides a welcoming Entrance/Inner Hallway, Lounge, Sitting/Dining Room with French doors opening out onto the rear courtyard Garden, a fitted Kitchen and a Cloakroom/WC. Onto the first floor off the Landing area there are Three Bedrooms, two of which doubles, and a modern Bathroom with a shower over the bath.

Externally, there is a fully enclosed, decent sized low maintenance paved courtyard to the rear that includes a useful timber shed. The front of the property is block paved, providing parking space for two cars. There is a side entry which provides bin storage and pedestrian access leading into the hallway.

## Location

Market Drayton is a busy market town with a weekly Wednesday street market 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.

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.



# Your Local Property Experts

## 01630 653641



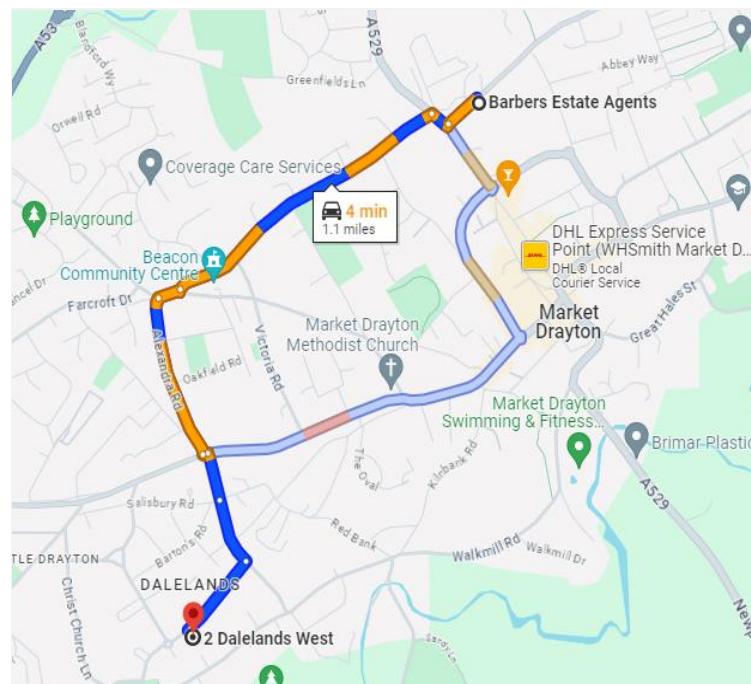
### Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or email the team at: [marketdrayton@barbers-online.co.uk](mailto: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 and this will be confirmed by the Vendors Solicitor.



**DIRECTIONS:** From Market Drayton town centre proceed along Shropshire Street and into Shrewsbury Road. After The Lord Hill public house turn left into Allen Gardens and then the second right onto Dalelands Bank, where you will find the property on the left hand side opposite the parade of shops which can be identified by our For Sale board.

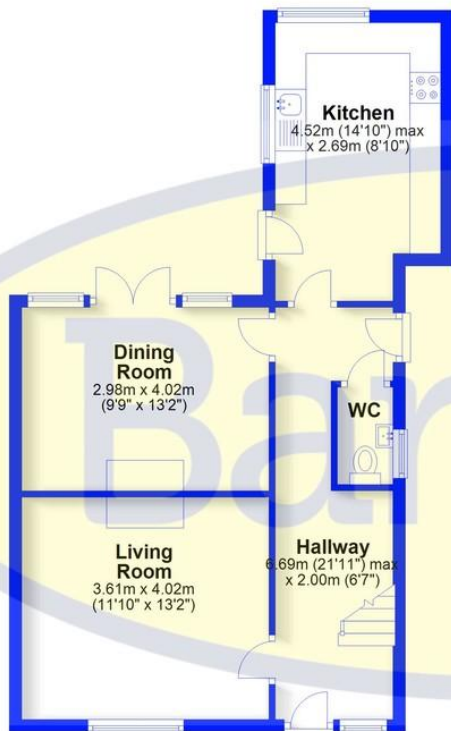
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are 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. To avoid delays in the buying process please provide the required documents as soon as possible.



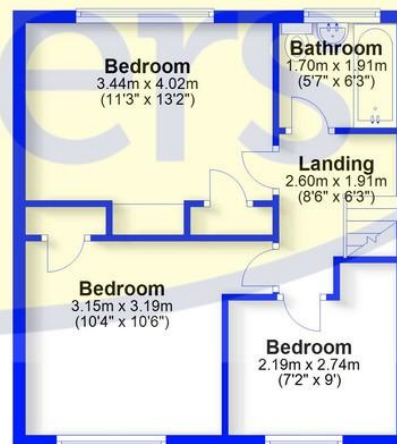
## Ground Floor

Approx. 52.1 sq. metres (560.9 sq. feet)



## First Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



Total area: approx. 92.5 sq. metres (995.4 sq. feet)

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



## 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.

BARBERS ESTATE AGENT: Tower House, Maer Lane,  
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