



Helping *you* move



## 53 Sherwood Crescent, Market Drayton, TF9 1NL

A spacious Three Bedroom Semi-Despatched Bungalow with a pretty, landscaped Garden, Garage and Driveway Parking - and offered to the market with No Upward Chain.

Offers In Region Of  
**£225,000**



## Overview

- Three Bedroom Semi-Detached Bungalow
- No Upward Chain in a Popular Residential Area
- Hallway, Kitchen, Conservatory
- Open Plan Lounge & Dining Room
- Two Double and one Single Bedrooms, Shower Room
- Pretty, Low Maintenance Rear Garden
- Garage, Driveway Parking
- Council Tax Band – B
- Energy Rating - D



## Brief Description

Entering the property via the side door into the Kitchen and the living accommodation includes an open-plan Lounge/Dining Room and a Conservatory which has French doors out to the rear Garden. Bedroom One is to the front of the property and has an excellent range of built-in wardrobes, Bedroom Two is another double room and Bedroom Three is a single Bedroom. Completing the accommodation is the Shower Room with double walk-in shower, W.C., and handwash basin.

To the rear of the property is the low-maintenance Garden with a patio and is mainly laid to gravel with central flower bed, mature borders, greenhouse and a corner covered pergola. You can also access the Garage from the Garden through the pedestrian door - and the Garage has light, power and an up-and-over door. To the front is the Driveway giving you parking for 2-3 cars and a mature front Garden.

## 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.

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

**FOR MORE INFORMATION:** Go to:  
[www.barbers-online.co.uk](http://www.barbers-online.co.uk)



**DIRECTIONS:** From our office on Maer Lane turn left, right at the mini roundabout and then left on Prospect Road. Go straight over the next mini roundabout and then left on Alexandra Road - then right on Shrewsbury Road. After approximately 0.4 miles turn left on Sherwood Crescent then keep left where the property will be on your left and can be identified by our For Sale sign.

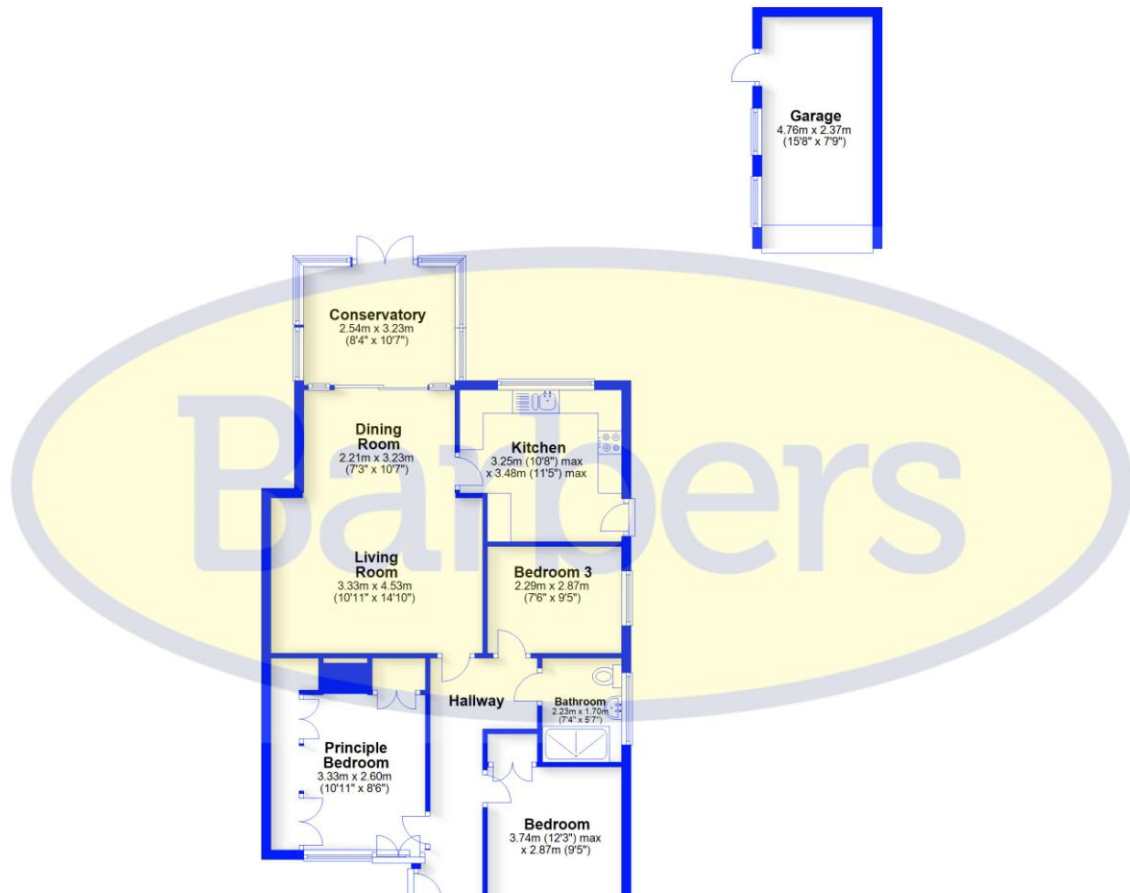
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are 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. 98.4 sq. metres (1059.5 sq. feet)



## 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,  
Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)**

