



Helping *you* move



## 75 Stafford Street, Market Drayton, Shropshire, TF9 1JD

Large Four Bedroom Detached House on Edge of Town Centre &  
Close to Shropshire Union Canal

Offers in Region of  
**£350,000**

## Overview

- Large Four Bedroom Detached House
- Situated on Edge of Town Centre
- Close to Shropshire Union Canal
- Reception Hallway
- Lounge, Dining Room, Conservatory
- Modern Breakfast Kitchen
- Utility/wc
- Master En-Suite, Main Bathroom
- Garage, Front & Rear Gardens
- Generous Parking Space
- Large Boarded Loft
- Energy Rating C-73



*This large detached property is situated within an attractive conservation area on the edge of Market Drayton town centre and would provide an excellent family home which is also just a short walk from the Shropshire Union Canal. The spacious living accommodation offers a welcoming reception hallway, a wonderfully large sitting room, dining room, conservatory, a modern breakfast kitchen and a handy utility room complete with a ground floor w/c. Onto the first floor off the landing area there is a master bedroom with an en-suite shower room, a main bathroom and three further bedrooms - two of which are large doubles and the third is currently used as a study but would fit a single bed. In addition there is a large loft which is fully boarded and offers conversion potential – subject to relevant permission. Externally the property has a block paved frontage and a gravelled parking area which will comfortably accommodate at least three cars and a garage with an electric up and over door. At the front you will also find a variety of mature trees and a high steel fence boundary which offers a good sense of privacy. The rear garden is mainly paved with a range of established plants, shrubs and trees.*

### RECEPTION HALL

14' 8" x 7' 6" (4.47m x 2.29m)

### LOUNGE

23' 6" x 13' 6" (7.16m x 4.11m)

### DINING ROOM

11' 7" x 10' 9" (3.53m x 3.28m)

### BREAKFAST KITCHEN

11' 3" x 10' 11" (3.43m x 3.33m)

### UTILITY/CLOAKROOM/WC

7' 7" x 6' 5" (2.31m x 1.96m)

### CONSERVATORY

10' 10" x 9' 7" (3.3m x 2.92m)

### MASTER BEDROOM

13' 11" x 10' 9" (4.24m x 3.28m)

### EN-SUITE SHOWER ROOM

8' 8" x 5' 3" (2.64m x 1.6m)

### BEDROOM TWO

12' 4" x 12' 3" (3.76m x 3.73m)

### BEDROOM THREE

12' 3" x 12' 0 max" (3.73m x 3.66m)

### BEDROOM FOUR

7' 7" x 7' 4" (2.31m x 2.24m)

### MAIN BATHROOM

8' 7" x 5' 1" (2.62m x 1.55m)

### GARAGE

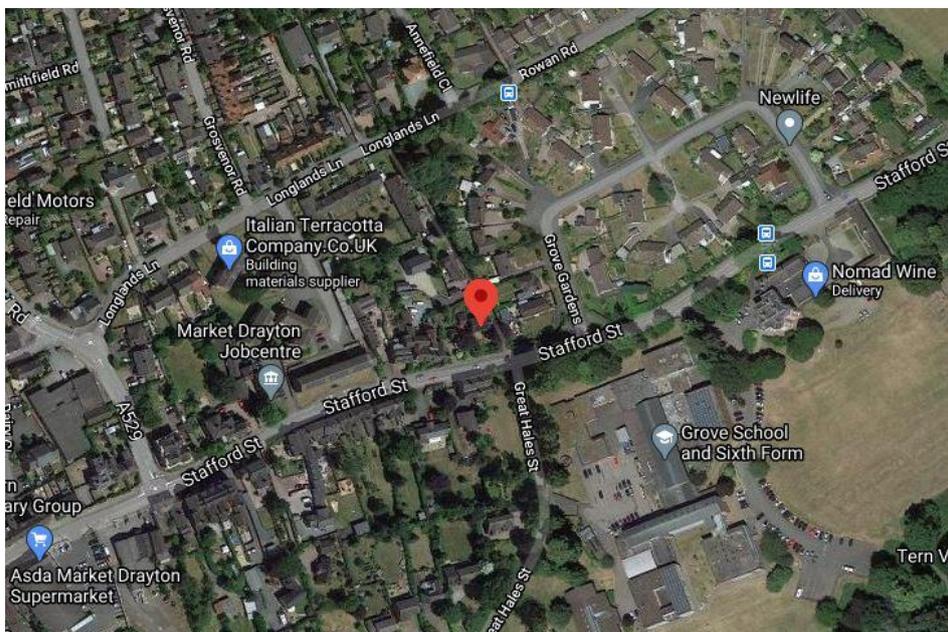
17' 9" x 14' 8" (5.41m x 4.47m)



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## LOCATION

Market Drayton is a popular North Shropshire market town on the Staffordshire/Cheshire borders. It is on the River Tern, between Shrewsbury and Stoke on Trent and was formerly known as Drayton in Hales and is listed in the Domesday Book. In 1245 King Henry III granted a charter for the weekly Wednesday market, giving the town its current title. The market is still held every Wednesday. The Shropshire Union Canal runs through the town and Market Drayton offers a wide variety of amenities such as schools, specialist and high street shops, supermarkets and health and leisure facilities. The larger centres of Newcastle under Lyme, The Potteries, Crewe, Stafford, Telford and Shrewsbury are within commutable distance.



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## Directions

Turn right out of our office in Maer Lane and take the next turning right into Smithfield Road. Bear left at the mini island and right at the next island. At the T-Junction, turn left onto Stafford Street where the property can be found on the left hand side which can be identified by our for sale board.



## SERVICES

We are advised that mains electric, water and drainage are available with gas fired central heating. 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. The seller has advised us that the solar panels are outrightly owned by them so that the new occupier will benefit from the Feed-in Tariff which will automatically transfer to the new owner.

## 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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

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## 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!

Market Drayton Residential Sales

Tel: 01630 653641

Email: [marketdrayton@barbers-online.co.uk](mailto: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 buy, please contact us before viewing the property.