



Helping *you* move



## 2 Brookfields, Market Drayton, TF9 3PL

An Extended Three/Four Bedroom Semi-Detached House that's ideal for Multi-Generational Living or for someone looking to run a business from home - and the added bonus of being offered to the market with No Upward Chain.

Offers In Region Of  
**£260,000**

## Overview

- Extended Semi-Detached House
- Offered With No Upward Chain
- Very Flexible Accommodation
- Generous Dining Lounge, Breakfast Kitchen
- Two Bedrooms with En Suite Shower Rooms, Further Bedroom with Kitchen & En Suite
- Ground Floor Office/Bedroom, Shower Room, Kitchen
- Large Rear Garden, Ample Parking to Front
- Council Tax Band – B
- Energy Rating - E



## Brief Description

To the ground floor, the main door opens to the Porch and Hall with stairs up to the first floor. To your right is a very large Dining/Living Room and a door leads through to a Breakfast Kitchen with a good range of kitchen units and French doors out to the rear Garden. Also to the ground floor is a semi-independent space - a front door opens to a light space which would make an excellent Office or Studio, leading to a Shower Room and then to a Living Room with Kitchenette and a door out to a small, enclosed Garden with patio and lawned area. An interconnecting door opposite the Shower Room leads through to the main Living Room.

Moving to the first floor and to your right are two Double Bedrooms both with En Suite Shower Rooms. To your left is a further independent living space with Bedroom, Kitchenette and En Suite Shower Room.

Externally, to the front of the property is Driveway Parking for 3-4 cars. The rear Garden has been divided into three sections: a small, private garden to the ground floor independent accommodation and then a larger courtyard with brick-built shed off the main Dining Kitchen and then a gate opens to a generous enclosed rear garden laid to lawn.

## 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.



Your **Local** Property Experts

01630 653641

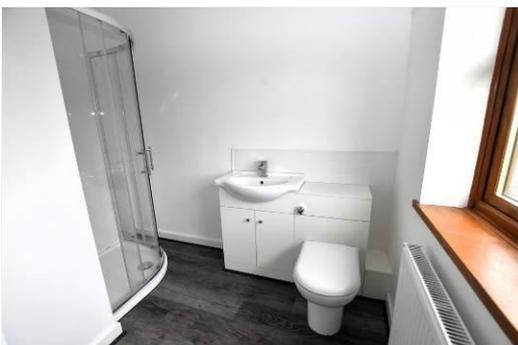


## Useful Information

**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 mains electric, water and drainage are available with LPG fired 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.

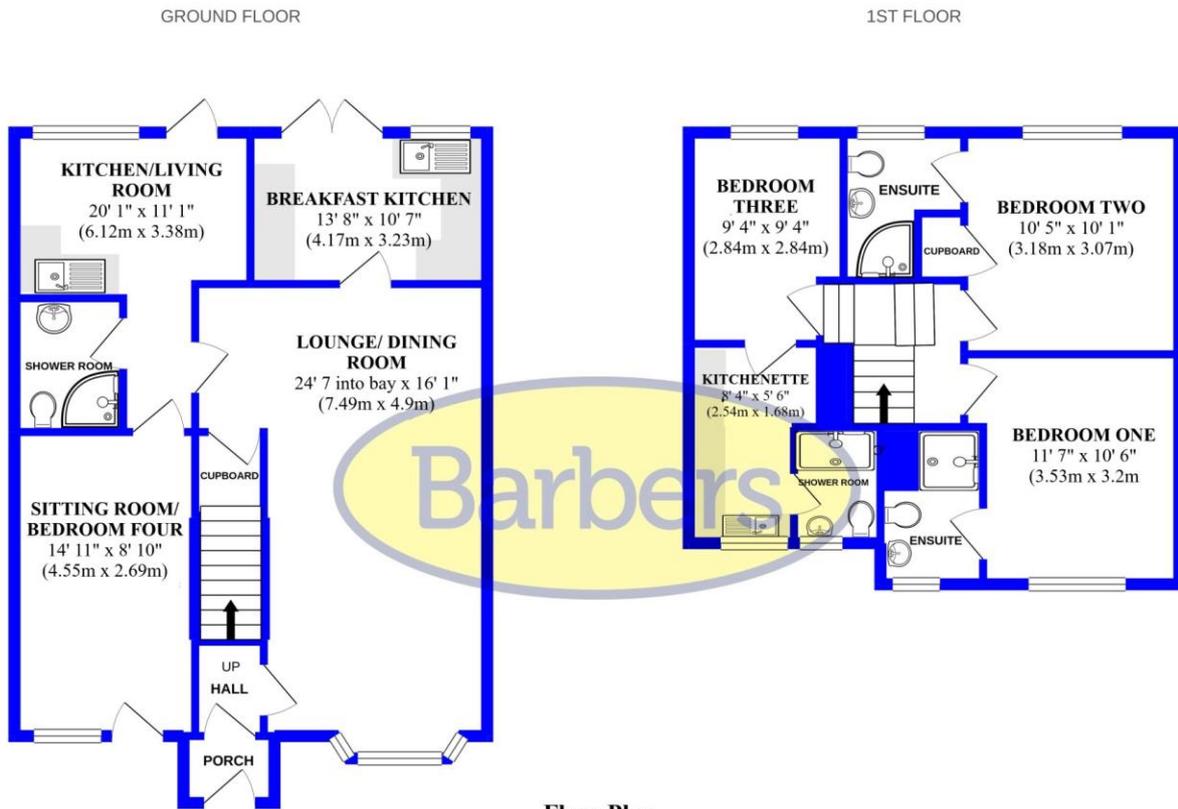
**LOCAL AUTHORITY:** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



**DIRECTIONS:** Turn left out of our office in Maer Lane and turn left into Cheshire Street. At the roundabout, turn right into Frogmore Road and then right again into Shropshire Street which becomes Shrewsbury Road. At the mini-island turn right signposted Longford and after approximately one mile the property is on the right-hand side 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.



**Floor Plan**  
Not to Scale  
Please use as a guideline only

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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## 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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