



Helping *you* move



## 3 Oakley Road, Market Drayton, TF9 3GL

A beautifully presented Three Bedroom Semi-Detached House on this highly popular residential development, with Dining Kitchen, Principal Bedroom with En Suite, Landscaped Garden and Driveway Parking.

Offers In Region Of  
**£255,000**



## Overview

- Stylish Three Bedroom Semi-Detached House
- Entrance Hall, Guest WC, Spacious Lounge with Bay Window
- Generous Dining Kitchen with French Doors to the Rear Garden
- Principal Bedroom with En Suite Shower Room, Two Further Bedrooms, Bathroom
- Landscaped Rear Garden, Driveway Parking, EV Charging Point
- Council Tax Band - C, Energy Rating - B



## Brief Description

The spacious accommodation includes the Entrance Hall off which is the Guest WC, and a light and spacious Lounge with a bay window. The Dining Kitchen has an excellent range of white flat-fronted units with an integrated oven with gas hob and extractor fan over, space for your washing machine, dishwasher and tall fridge freezer, and French doors out to the pretty garden.

Moving to the first floor and Principal Bedroom has a smart En Suite with a double shower. Bedroom Two is another generous Double Bedroom with built-in wardrobes, and Bedroom Three is a good-size Single Bedroom that's currently used as a Home Office. Completing the accommodation is the Family Bathroom with a shower over the bath, wide sink and WC.

To the front there's a small mature Garden And Driveway Parking for two cars. The landscaped rear Garden has a timber pergola over a patio, gravelled seating area and central 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, Festival Centre 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.



# Your **Local** Property Experts

01630 653641



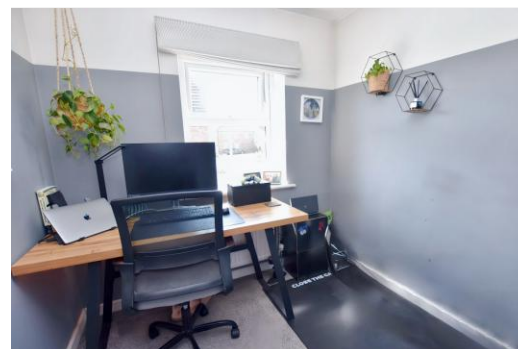
## Useful Information

**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. The Vendor's Solicitor will confirm this.

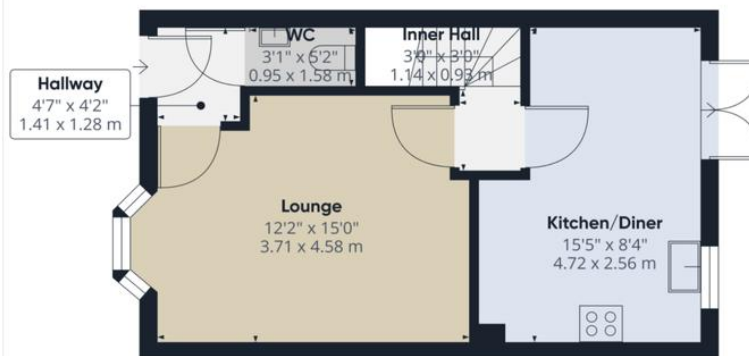
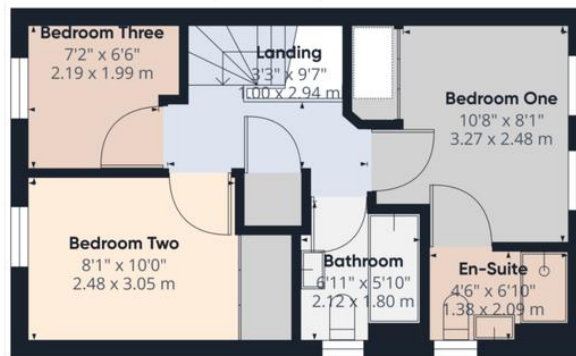


**DIRECTIONS:** From the Gingerbread roundabout take the A53 towards Tem Hill and at the first roundabout turn left on Blandford Way, third left on Oakley Road where the property is on your left and can be identified by our For Sale sign.

**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.





This floor plan is not to scale – please use it as a guideline to layout only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.



## 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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