



Helping *you* move



33 Farcroft Drive, Market Drayton, TF9 3EZ

A spacious Three Bedroom Semi-Detached house on this highly popular residential road, with Lounge, Breakfast Kitchen, and a large Conservatory - plus Garden, Garage and Driveway Parking.

Offers In Region Of
£200,000

Overview

- Three Bedroom Semi-Detached House
- Popular Residential Area
- Entrance Porch, Entrance Hall & Lounge with Box Bay Window
- Dining Kitchen, large Conservatory
- Two Double and one Single Bedrooms, Shower Room
- Enclosed Rear Garden, Garage, Driveway Parking
- Council Tax Band - C
- Energy Rating - C



Brief Description

The Entrance Porch opens to the Hallway which has an oak staircase up to the first floor Landing and lovely solid oak flooring that runs through to the Lounge which has a large box bay window. The Breakfast Kitchen has a good range of kitchen base and wall mounted units, with space for your washing machine, a tall fridge freezer and your oven with an extractor fan over. French doors from the Breakfast Kitchen open through to the Conservatory that has a door leading out to the Garden.

To the first floor is the Landing which has Loft access and an airing cupboard housing the combination gas central heating boiler. Bedrooms One and Two are double rooms, with Bedroom One having double built-in wardrobes, and Bedroom Three is a single room that is currently used as a home office. Completing the accommodation is the Shower Room with corner shower, WC and wash hand basin.

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, 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. 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



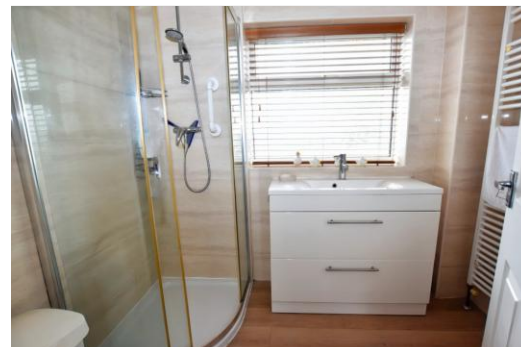
Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

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

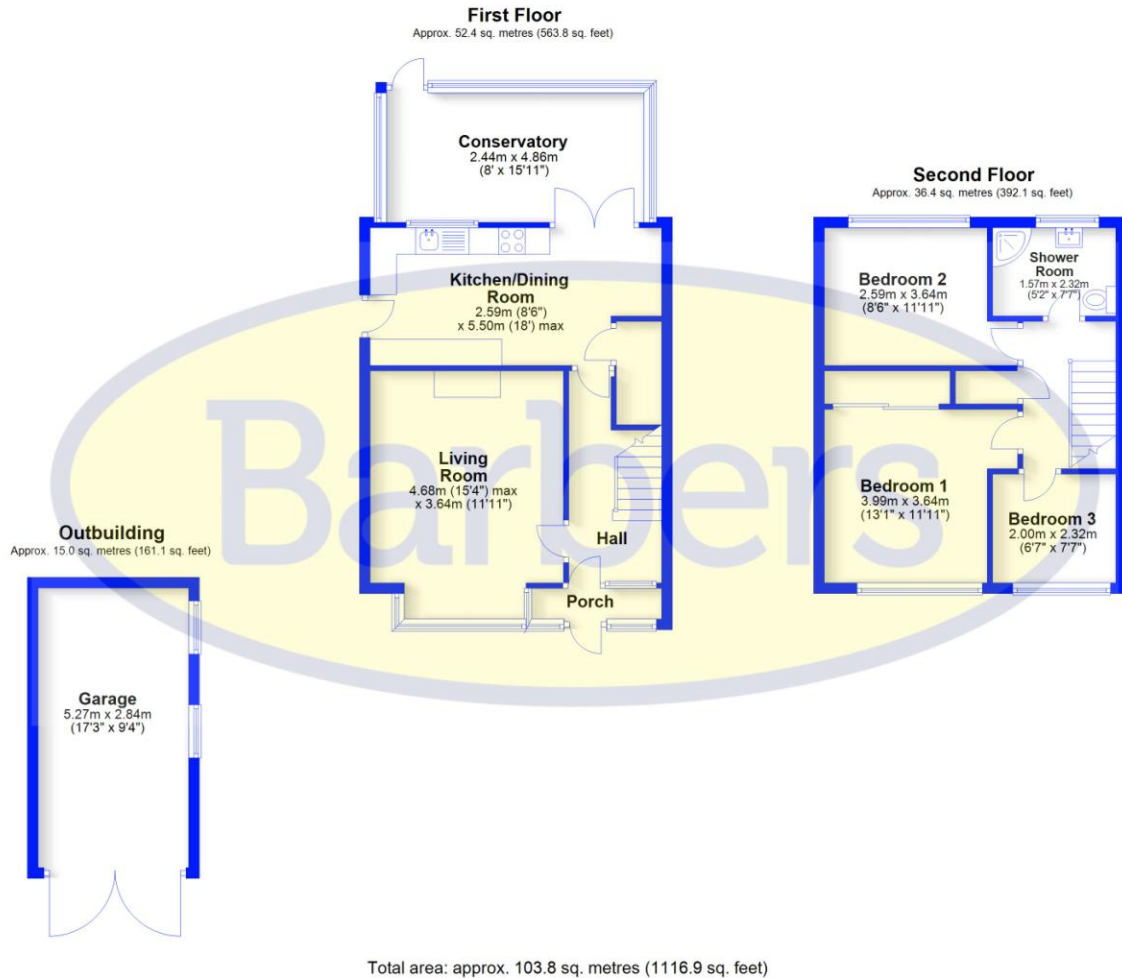
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From our office on Maer Lane turn left, then right at Nagington's Garage and left on Prospect Road. At the second mini-roundabout go right and then immediately left on Farcroft Drive where the property is approximately 750 meters 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



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.

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