



Helping *you* move



25 The Oval, Market Drayton, TF9 1AW

A Traditional Three Bedroom Semi-Detached House with Lounge and Dining Room, with Far Reaching Views from the large Rear Garden - and the added benefit of being offered to the market with No Upward Chain.

Offers In Region Of
£225,000

Overview

- Three Bedroom Semi Detached House with No Upward Chain
- Entrance Porch, Entrance Hall, Bathroom
- Dining Room, Sitting Room, Kitchen, Utility
- Two Double and One Single Bedroom, WC
- Large Rear Garden, Gorgeous Countryside Views
- Driveway Parking, Does Need Some Updating
- Council Tax Band - C, Energy Rating - D



Brief Description

To the ground floor is the Entrance Porch that opens to the welcoming Hallway which has a turning staircase to the first floor. To your left is the Dining Room which has beams to the ceiling and an inglenook fire place and French doors open to the Lounge which has sliding patio doors out to the Garden, and wonderful views out over Tern Valley. The ground floor Bathroom has both a bath and shower cubicle and the Kitchen has a good range of units with integrated double oven, hob with extractor fan and fridge, tiled flooring, a serving hatch to the Dining Room, and leads to the large Utility Room.

To the first floor, and Bedroom One is to the rear of the property so has the superb countryside views plus double and triple built-in wardrobes. Bedroom Two is another Double Bedroom, Bedroom Three is an L-shaped room with cupboard space and a window to the front aspect and there's a WC with hand wash basin.

To the rear of the property is a generous Garden with the lovely views from the top half of the Garden which then dips down to a 'secret' garden. To the front of the property is a gravelled front Garden giving you Driveway Parking for 2-3 cars.

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



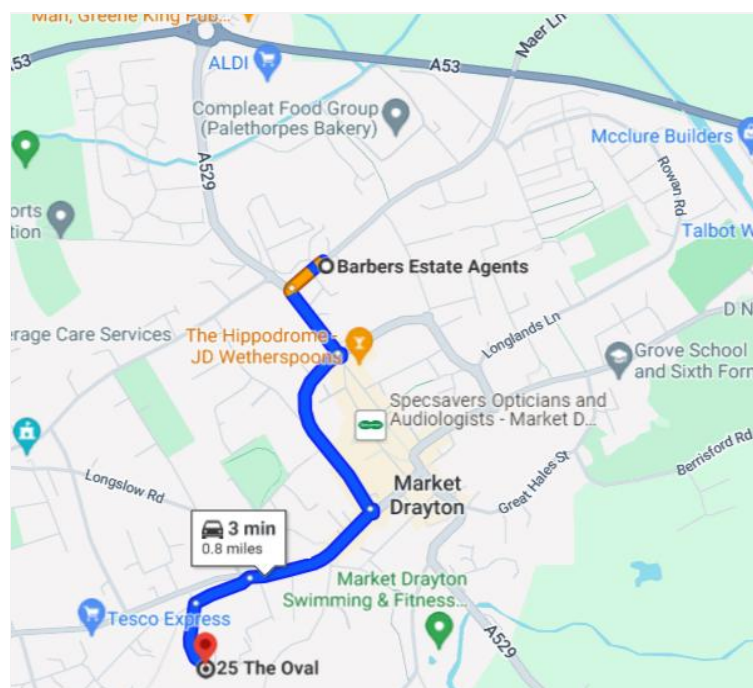
Useful Information

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

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

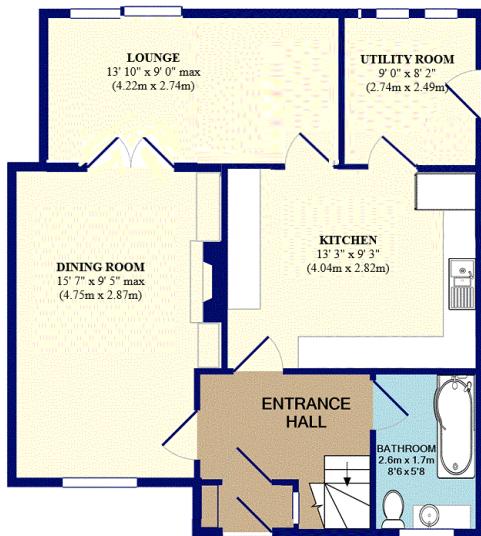
FOR MORE INFORMATION: Go to: www.barbers-online.co.uk



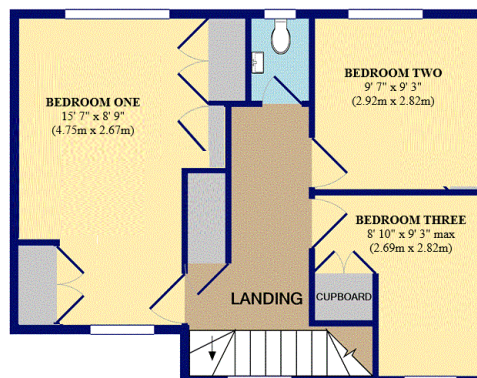
DIRECTIONS: From our office on Maer Lane turn left, then left again at Nagington's Garage and right on Frogmore Road. Keep right on Shropshire Street and after approximately 0.2 miles turn left on Salisbury Road, then left again onto The Oval where the property is approximately 500 yards on your right 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. FLOOR
AREA 83.8 SQ.M.
(902 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 41.9 SQ.M.
(451 SQ.FT.)

FLOOR PLAN
Not to Scale
Please use as a Guideline Only

TOTAL APPROX. FLOOR AREA 125.7 SQ.M. (1353 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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