



Helping *you* move



7 Oakley Road, Market Drayton, TF9 3GL

A smart, modern Three Bedroom Semi-Detached House on this highly popular development with a Dining Kitchen, Principal Bedroom with En Suite and off-road Parking - and is offered to the market with No Upward Chain.

Asking Price Of
£245,000

Overview

- Nicely Presented Three Bedroom Semi-Detached House
- No Upward Chain, More Photos to Follow
- Entrance Hall, Cloaks/WC
- Living Room with Bay Window
- Dining Kitchen with French Doors to Rear Garden
- Principal Bedroom with En Suite, Family Bathroom
- Driveway Parking for Two Cars, Rear Garden
- Council Tax Band - C, Energy Rating - B



Brief Description

To the front of the property there's Parking for two cars and to the righthand side a path leads to the gate that opens to the rear Garden which has a patio area and mainly lawned space.

To the ground floor is the Entrance Hall and the Cloakroom/WC with wash hand basin and WC, the light and spacious Lounge with a bay window, an inner Hall area with a turning staircase to the first floor Landing, and then a door opens to the Dining Kitchen with a good range of modern units, space for your dining table and patio doors out to the rear Garden. To the first floor, there's an En Suite Shower Room with double shower to the Principal Bedroom, Bedroom two is another spacious double room and Bedroom Three is a generous single room. Completing the accommodation is the Family Bathroom with bath, hand wash basin and WC.

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 with 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.

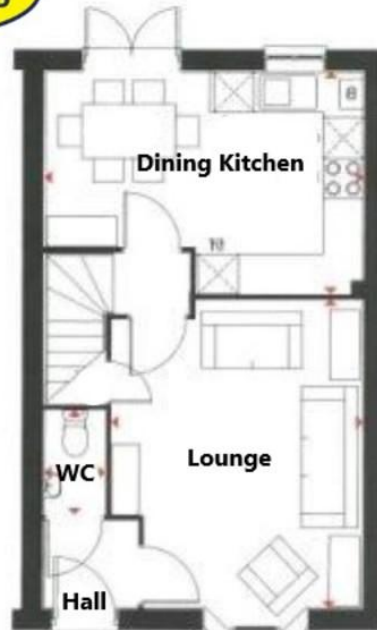


DIRECTIONS: From Market Drayton Ginger Bread roundabout take the A53 towards Tern Hill and at the first roundabout turn left on Blandford Way, then take the third left on Oakley Road where the property is the last one on your left and can be identified by our For Sale sign.

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: 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 at a cost of £30 (incl. VAT) per buyer. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to MoveButler, and is non-refundable.

Barbers



Floor Plan Not to Scale - Please use as a Guide to Layout Only

Ground Floor		
Sitting	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 915 mm	5'1" x 3'0"

First Floor		
Bedroom 1	3234 x 3276 mm	10'7" x 10'9"
En suite	1385 x 2119 mm	4'7" x 6'11"
Bedroom 2	2475 x 3891 mm	8'1" x 12'9"
Bedroom 3	2286 x 2186 mm	7'6" x 7'2"
Bath	1815 x 2181 mm	5'11" x 7'2"



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, Market Drayton, Shropshire TF9 3SH
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