



£200,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

Market Drayton

Elm Drive
Market Drayton Shropshire



Can't see the woods for the trees on your property search? Well if you are searching for a three bedroom semi detached with a generous ground floor extension then your search is over.

Located on a popular residential estate, this spacious family home offers an open plan living space with a lounge to the front and kitchen diner to the rear. The first floor offers three bedrooms and shower room. Externally there is a low maintenance front garden with adjacent driveway parking which leads up to a single garage. To the rear is an enclosed garden. Offered for sale with no onward chain.

- Semi-Detached Family Home
- Three Bedrooms
- Extended To The Rear
- Spacious Breakfast Kitchen
- Popular Residential Estate
- No Onward Chain

You can reach us **9am to 9pm**, 7 days a week

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

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Entrance Hallway

Entered via a UPVC front door with side panel, stairs to first floor.

Lounge 12' 9" x 12' 6" (3.89m x 3.80m) maximum measurements

Having double glazed window to the front elevation, exposed brick feature fireplace, radiator.

Kitchen 15' 8" x 10' 4" (4.77m x 3.14m)

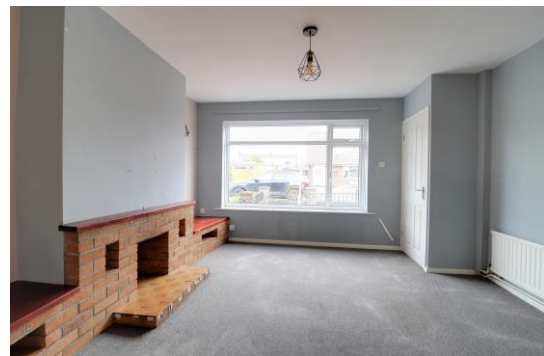
Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer with mixer tap, space for appliances, double glazed window to the side elevation, radiator.

Dining Room 12' 1" x 10' 2" (3.68m x 3.11m)

Having double glazed French doors to the rear elevation with glazed side panels, double glazed window to the side elevation, two radiators.

Bedroom One 11' 10" x 8' 10" (3.60m x 2.68m)

Having built in wardrobes, double glazed window to the front elevation, radiator.



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Bedroom Two 9' 4" x 9' 3" (2.85m x 2.82m)

Having built in storage cupboard, double glazed window to the rear elevation, radiator.

Bedroom Three 6' 9" x 8' 9" (2.06m x 2.67m)

Double glazed window to the front elevation, radiator.

Shower Room 6' 0" x 7' 1" (1.83m x 2.15m)

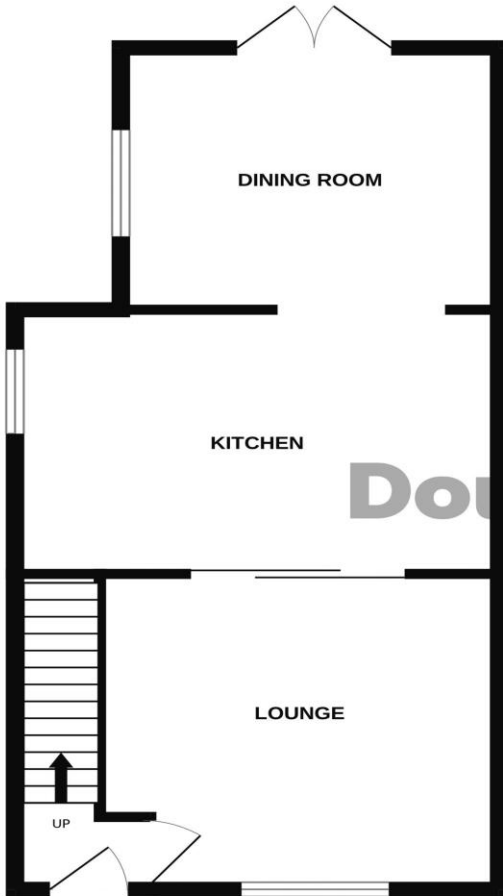
White suite comprising; low level WC, pedestal hand wash basin and shower unit, double glazed window to the rear elevation, fully tiled walls, chrome heated towel rail.

Externally

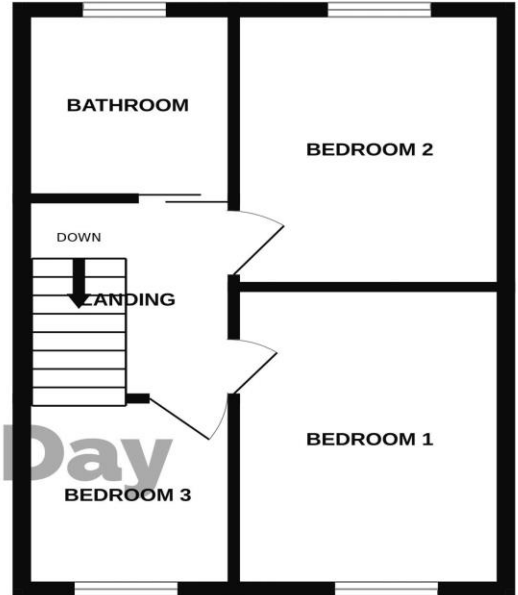
To the front of the property there is a low maintenance front garden with adjacent driveway which provides ample off road parking and leads up to a single garage with up and over door. To the rear of the property there is an enclosed garden secured by a side gate with is mainly laid to lawn with raised borders.



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - Great rating cost	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)	58	83
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		

Full energy efficient - Higher running costs
England & Wales EU Directive 2002/91/EC
www.ec.europa.eu



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