



£230,000

KEY TENURE: **Freehold**

EPC RATING: **TBC**

£ COUNCIL TAX BAND: **C**

## Market Drayton

Shrewsbury Road  
Market Drayton Shropshire



*If you are searching for a blank canvass that you can add your own style and choices, then this extended semi-detached home has all the space you could possibly need in a family home.*

There are two reception rooms with the extension to the rear making the family room especially large. There is a kitchen adjacent to the family room which offers the potential to reconfigure if preferred. To the first floor there are three bedrooms and family bathroom. Some years ago the attic space was converted with plastered walls, carpet, radiator, skylight window and even, En-suite facilities included. The wide garden plot provides a front and side garden divided by the driveway with additional space to the front and large attached workshop sized garage. The rear garden seating areas and lawn. This is a great opportunity with a flair for DIY or interior design.

- Extended Semi-Detached House
- Two Reception Rooms And Fitted Kitchen
- First Floor Shower Room
- Loft Space With Adjacent Bathroom Facilities
- Lawned Front & Rear Gardens
- Large Workshop Sized Garage

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

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

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hellomarketdrayton@dourishandday.co.uk



## Entrance Hallway

Half glass double glazed front entrance door, stairs to the first floor and radiator.

## Lounge 15' 0" x 11' 9" (4.58m x 3.58m)

Having stone fire surround which extends to the sides and provides a TV plinth. Coal effect gas fire, radiator and double glazed box bay window to the front.

## Extended Family Room & Dining Space 21' 9" x 9' 10" (6.64m x 3.0m)

A large reception room which has a fire surround incorporating a coal effect gas fire. Under stair store cupboard, radiator and double glazed patio doors to the rear.

## Kitchen 8' 10" x 8' 5" (2.69m x 2.57m)

Fitted with base and wall units, work surfaces to two sides and inset single drainer sink unit with mixer tap. Spaces for a cooker, washing machine and fridge. Tiling to the floor, store cupboard and door to the garage.



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## First Floor Landing

A door leads to a staircase to the attic conversion. Doors off to all first floor rooms.

## Bedroom One 9' 1" x 11' 4" (2.76m x 3.46m)

Radiator and double glazed window to the rear.

## Bedroom Two 12' 11" x 10' 5" (3.94m x 3.17m)

Radiator and double glazed window to the front.

## Bedroom Three 7' 6" x 7' 7" (2.29m x 2.31m)

Radiator and double glazed window to the front.

## Shower Room 5' 9" x 6' 8" (1.74m x 2.02m)

Fitted with a tiled shower cubicle with mains fed shower, pedestal wash basin and low level WC. Heated towel rail and double glazed window to the rear.

## Converted Attic 10' 0" x 12' 0" (3.04m x 3.67m)

There is a fully boarded loft including plastered walls, carpet, eaves storage, radiator and double glazed skylight. Door of leads to en-suite facilities.

## En-Suite Facilities 10' 0" x 6' 0" (3.04m x 1.84m)

Fitted with a low level WC and pedestal wash basin. Part wood panel boarding to the walls, eaves storage, radiator and double glazed skylight.

## Outside Front

The home has a lawned front garden and decorative stone covered side garden which are divided by the driveway leading to the garage.

## Garage/Workshop 21' 2" x 12' 2" (6.45m x 3.7m)

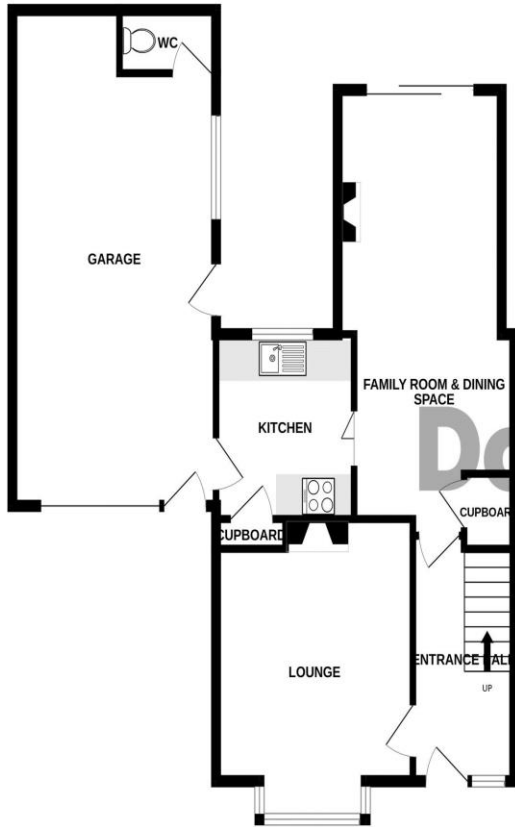
A large workshop sized garage with up and over door plus pedestrian door to the front and houses the gas central heating boiler.

## Outside Rear

A block paved patio with low wall separates the lawned garden with shrubs to the borders and further sun terrace.



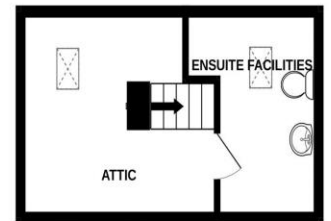
GROUND FLOOR



1ST FLOOR



2ND 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 - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC
			www.ec.europa.eu



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