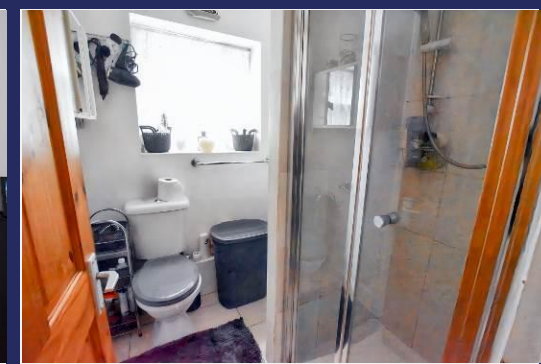
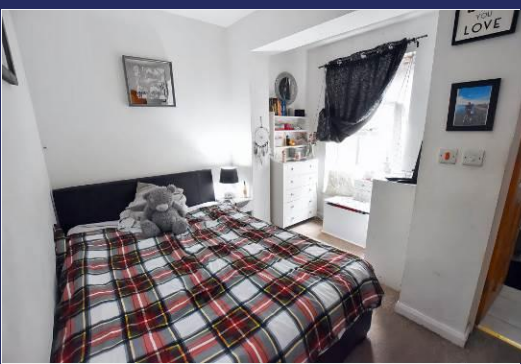




Helping *you* move



## 11 & 11a Kiln Bank Road, Market Drayton, TF9 1LE

This pretty Terraced property is presented as two independent One Bedroom Apartments that are offered to the market with No Upward Chain - making them an ideal First-Time buy or Rental Investment.

Offers In Region Of  
**£129,995**



## Overview

- Two One Bedroom Apartments
- No Upward Chain
- Apt 11 to Ground Floor
- Open Plan Kitchen/Living Room, Bedroom, Shower Room
- Apt 11a to First Floor is Newly Refurbished Throughout
- Landing, Kitchen/Living Room, Bedroom, Shower Room
- Current Combined Monthly Income of £715 pcm
- Council Tax Bands – A
- Energy Ratings – C & D



## Brief Description

Located close to Market Drayton town centre, this attractive property is converted into two Apartments that share a ground floor Entrance Hall. Apartment 11 is to the ground floor, with an Open Plan Lounge/Kitchen with a good range of traditional units and a good-size Lounge space with a sash-style window to the front. To the rear of the apartment is the Double Bedroom and the Shower Room.

A door from the Communal Hallway opens to the stairs to the first floor Landing of the newly updated first floor flat. Redecorated and with new carpets throughout, the accommodation has a light and bright feel with a generous Lounge space that has an arch through to the galley-style Kitchen with oven with gas hob over, and space for your washing machine and under counter fridge and freezer. There's a small Double Bedroom and there's a newly fitted Shower Room.

## 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](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that mains electric, water and drainage are available and No 11 is storage heaters and 11a is gas central heating. 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:** Freehold property.

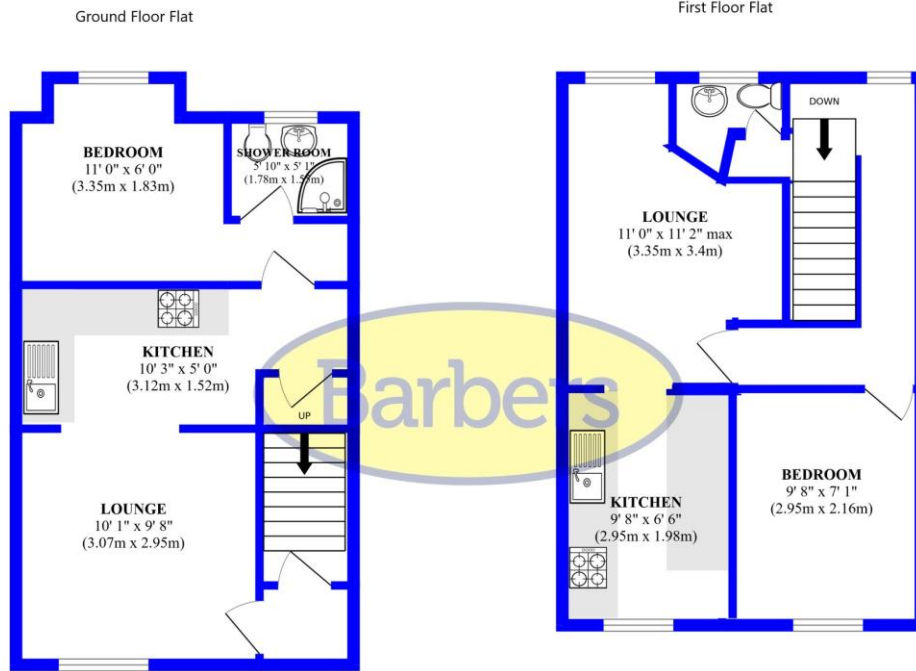


**DIRECTIONS:** Turn left from our office in Maer Lane and turn left at the mini island onto Cheshire Street. At the next mini roundabout turn right onto Frogmore Road. Continue along Frogmore Road and onto Shropshire Street and turn left just next to the Oruna Indian restaurant onto Kiln Bank where you will find the property on the left hand side that can be identified by our For sale board.

**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





**This Floor Plan is Not to Scale**  
Please use it as a Guideline to Layout Only

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.  
Made with Metropix ©2024



## 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  
Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

