



Helping *you* move



## 14 Simons Road, Shropshire, TF9 3DX

A Nicely Presented Traditional Two Bedroom Semi-Detached House with Lounge and Dining Room, Upstairs Bathroom, Rear Garden and large private, enclosed Parking Area for 3-4 Cars.

Offers In Region Of  
**£190,000**

### Overview

- Two Bedroom Semi-Detached House
- Nicely Presented Throughout
- Kitchen, Dining Room, Lounge
- Two Double Bedrooms, Bathroom
- Garden Home Office, Gardener's WC
- Pretty Rear Garden with Lawn and Patio Area
- Large Private Enclosed Parking for 3-4 Cars, Shed & Dog Kennel
- Council Tax Band – B
- EPC Rating - D



### Brief Description

To the ground floor is the light and spacious Lounge with an inset fireplace, generous Dining Room with a cast iron fireplace and stairs to the first floor, and the Kitchen which has a smart range of kitchen base and wall cupboards, integrated oven, hob with extractor fan over and fridge freezer, tiled floor and space for your washing machine. To the first floor are two Double Bedrooms, with Bedroom One having a large over-stairs wardrobe, and the generous Bathroom with a free-standing bath and corner shower – and the stairs and first floor rooms have all recently been recarpeted.

Externally, there's lovely, long rear Garden with patio and lawned area, an outside Gardener's WC and a brick-built Garden Home Office with light and power and a large, private and enclosed Parking area which would comfortably park 3-4 cars.

### Location

Market Drayton is a busy market town with a weekly Wednesday street market 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.

A wider range of shops and facilities can be found in 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



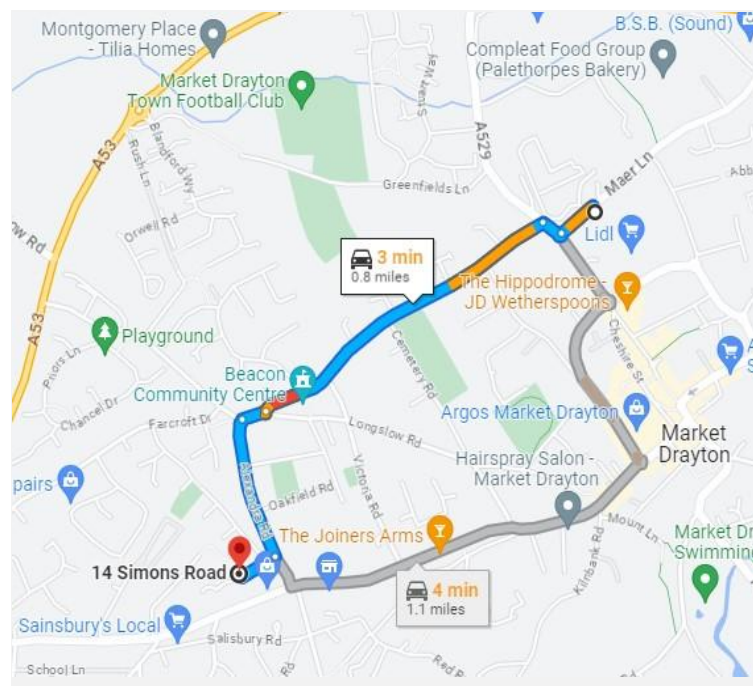
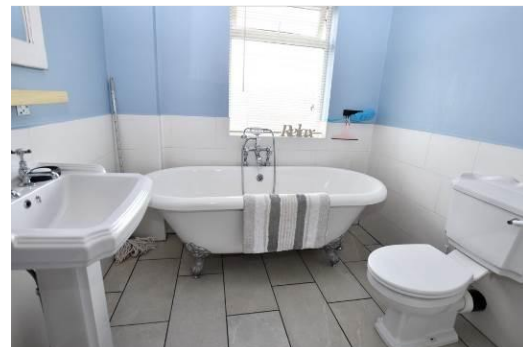
### Useful Information

**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 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, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

**FOR MORE INFORMATION:** Go to: [www.barbers-online.co.uk](http://www.barbers-online.co.uk)



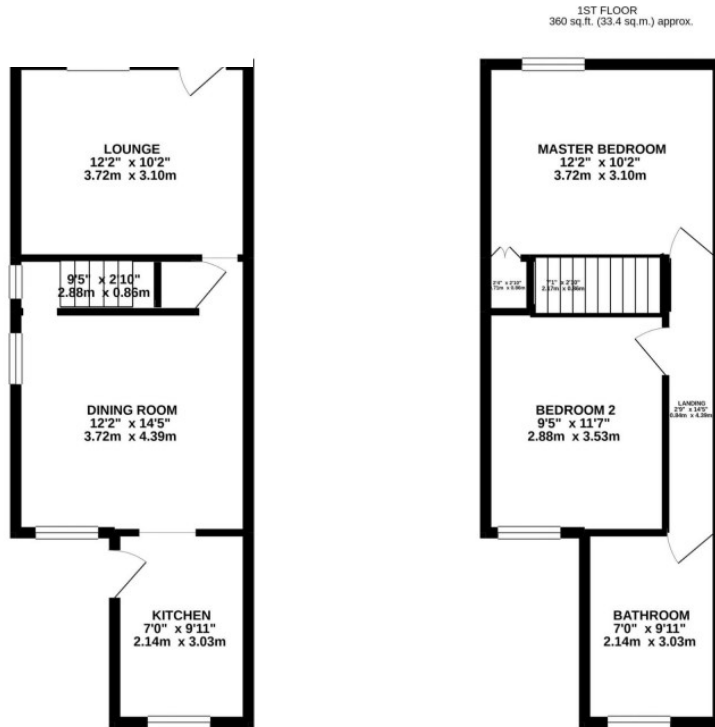
**DIRECTIONS:** From our Office on Maer Lane turn left, then right at Nagington's Garage and left on Prospect Road. Straight over the first mini roundabout and then left on Alexandra Road, turn right on Simons Road and the property is approximately 150m on your right and can be identified by our For 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.

## FLOOR PLAN

Not to Scale



TOTAL FLOOR AREA: 729 sq. ft. (67.7 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency on the date.  
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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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