



Helping *you* move



**50 Campbell Road, Market Drayton, TF9 1QZ**

An Immaculate Two Bedroom Detached Bungalow with a smart, modern Kitchen, two Double Bedrooms, spacious Lounge, Garage and Driveway Parking.

Offers In Region Of  
**£250,000**



## Overview

- Immaculate Detached Bungalow
- Offered With No Upward Chain
- Entrance Hall, Modern Breakfast Kitchen, Lounge
- Two Double Bedrooms
- Shower Room
- Fully Enclosed Rear Garden, Lawned Frontage
- Detached Garage, Driveway Parking
- Council Tax Band – C
- EPC Rating - D



## Brief Description

The Entrance Hall is a light and welcoming space with a walk-in coats cupboard. The Kitchen which has a good range of white gloss-fronted units, integrated oven with hob and extractor fan over, an integrated dishwasher, space for your tall fridge/freezer, washing machine and tumble dryer, breakfast bar and a door out to the side of the property. The light and spacious Lounge has a feature fireplace and there are two Double Bedrooms - with Bedroom One having built-in wardrobes and patio doors out to the rear Garden and a Shower Room with a large corner shower.

Externally, the property has a smart frontage, with a block-paved driveway and a single, detached Garage with an electric up-and-over door, light and power. To the rear is a low-maintenance, fully paved Courtyard Garden with a large raised flower bed set behind railway sleepers.

## 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



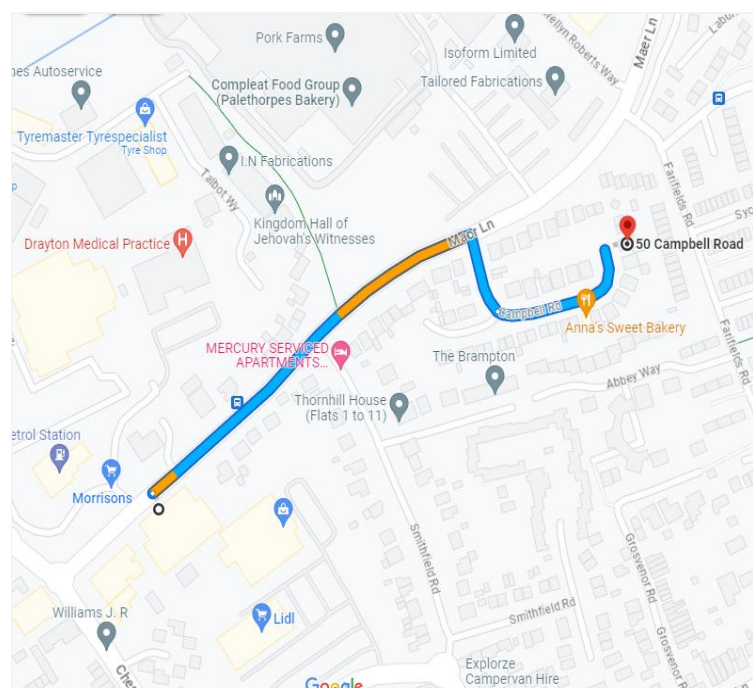
### Useful Information

**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 main services are available with 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, Shrewsbury Tel: 0345 678 9002

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



**DIRECTIONS:** Turn right out of our office on Maer Lane and proceed along this road and take the second turning on the right into Campbell Road. Follow the road around to the left where you will find the property on the right hand side which 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 soon as possible.



## Ground Floor

Approx. 87.9 sq. metres (946.1 sq. feet)



Total area: approx. 87.9 sq. metres (946.1 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



## 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.

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