



Helping *you* move



116 Shrewsbury Road, Market Drayton, TF9 3DT

This is a Modern, Three-Storey Three Bedroom Mid-Terraced House with rear Garden, allocated Parking - and is offered to the market with No Upward Chain.

Offers in the Region of

£157.000

Overview

- Three-Storey Three Bedroom Mid-Terraced House
- No Upward Chain, Walking Distance of Town Center
- Entrance Hall, Spacious Lounge
- Dining Kitchen, Ground Floor WC
- Two Bedrooms and Bathroom to 1st Floor
- Further Bedroom to 2nd Floor
- Enclosed Rear Garden, Allocated Parking
- Council Tax Band – B
- EPC Rating - C



Brief Description

To the ground floor is the Entrance Hall, a spacious Living Room, and the Dining Kitchen which has a good range of traditional units with integrated single oven with gas hob and extractor fan over and space for your washing machine and a tall fridge/freezer. A door opens to the ground floor WC, and a further door opens to the rear Garden. To the first floor are two Double Bedrooms and the Bathroom, and then stairs lead up to the second floor Bedroom which is another generous Bedroom but with some restricted headroom and Velux-style windows.

Externally, you have the allocated Parking space to the front, and a small, enclosed rear Garden laid to lawn. Within walking distance of the Town Center and local Schools, the property is also along the main Town Circular bus route.

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 20 minutes' drive.

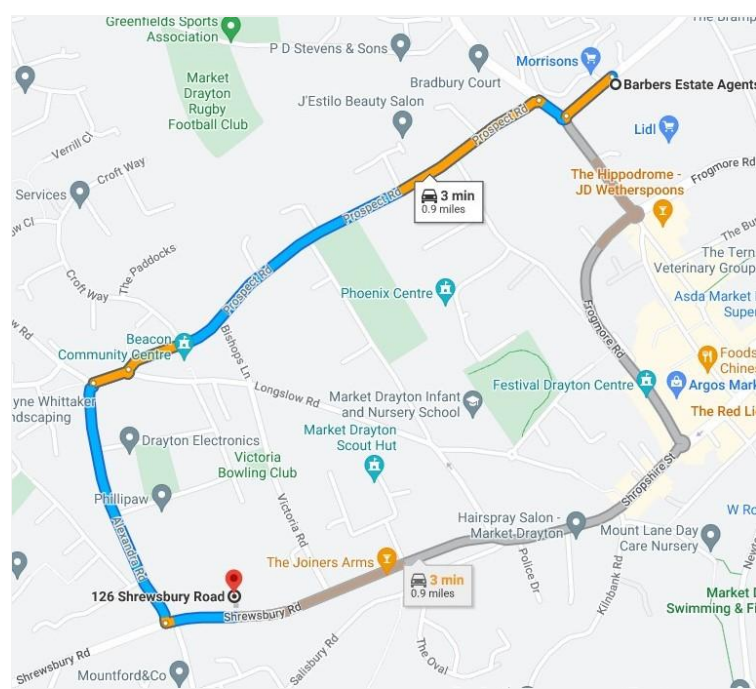


Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that XXXX services 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: XXXXX



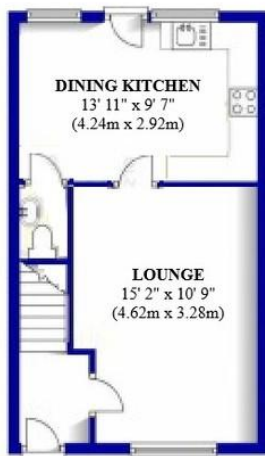
DIRECTIONS: Turn left out of our office in Maer Lane and left at the mini island into Cheshire Street. At the next mini island, turn right into Frogmore Road and continue into Shropshire Street. Proceed onto Shrewsbury Road where the property is located on the right hand side and can be identified by our For Sale board in the window.

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.

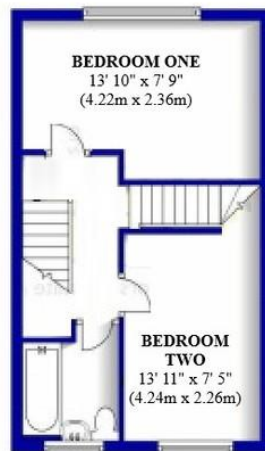
Ground Floor

Approx. 32.2 sq. metres (346.8 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.7 sq. feet)



Second Floor

Approx. 21.5 sq. metres (231.0 sq. feet)



Total area: approx. 85.5 sq. metres (920.5 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 The Mobile Agent.



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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