



Helping *you* move



## 31 Boscobel Road, Buntingsdale, TF9 2HG

A nicely presented Two Bedroom (with Nursery/Office) Semi-Detached House with a smart Dining Kitchen, spacious Kitchen and a generous, fully enclosed rear Garden.

Offers In Region Of  
**£180,000**

## Overview

- Two Bedroom Semi-Detached House
- Newly Decorated Throughout
- Entrance Hall, Spacious Lounge
- Dining Kitchen with Breakfast Bar
- Two Double Bedrooms, Nursery/Home Office
- Bathroom, Separate WC
- Large, Enclosed Rear Garden
- Allocated Parking, £450 per annum Service Charge
- Council Tax Band – A
- EPC Rating - C



## Brief Description

To the ground floor is a welcoming Entrance Hall with stairs to the first floor and the Lounge - a good-size space with feature fireplace and a window overlooking the rear Garden. Off the Lounge is the Dining Kitchen with a good range of units with space for your oven, a tall fridge freezer, washing machine and tumble dryer, breakfast bar and Dining area with space for your family table. To the first floor, the Landing has two storage cupboards and loft access, and off which are two generous Double Bedrooms, a smaller room that could be used as a Nursery or Office space, the modern Bathroom and separate WC.

Externally, the property has an open frontage with allocated Parking and a large, enclosed rear Garden that's laid mainly to lawn with a patio area, and views out over fields and trees.

## Location

Boscobel Road forms part of a former military residential development, so has excellent open spaces and a Primary School in walking distance. There's a local store, sports hall, fish & chip shop and petrol station all within a five-minute drive, and the base (approx. one mile) is still used for some helicopter/glider training flights.

The closest town is Market Drayton - a busy market town with a High School, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops and Supermarkets. There's a good range of sports clubs including Squash, Tennis, Cricket and Football.

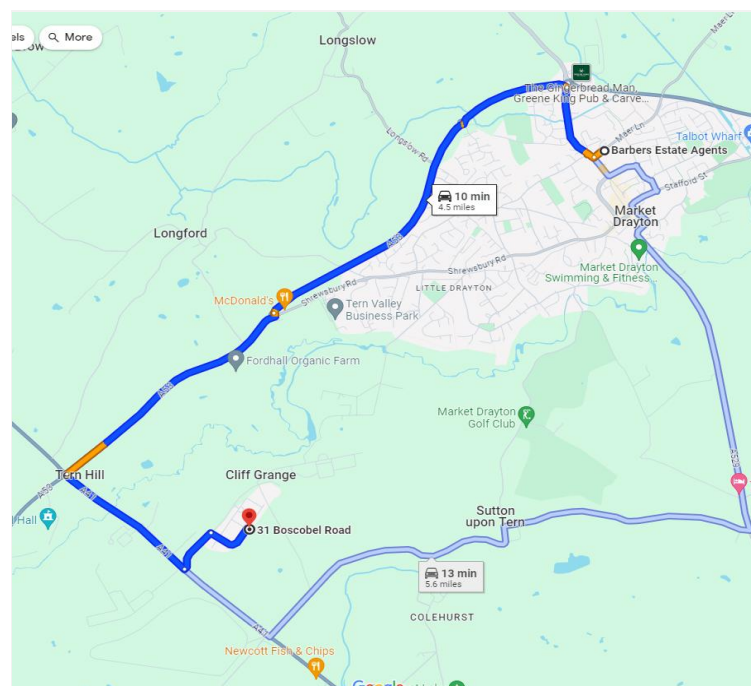
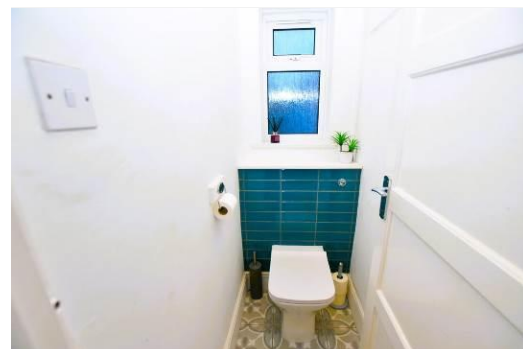


### Useful Information

**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 with gas fired 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, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

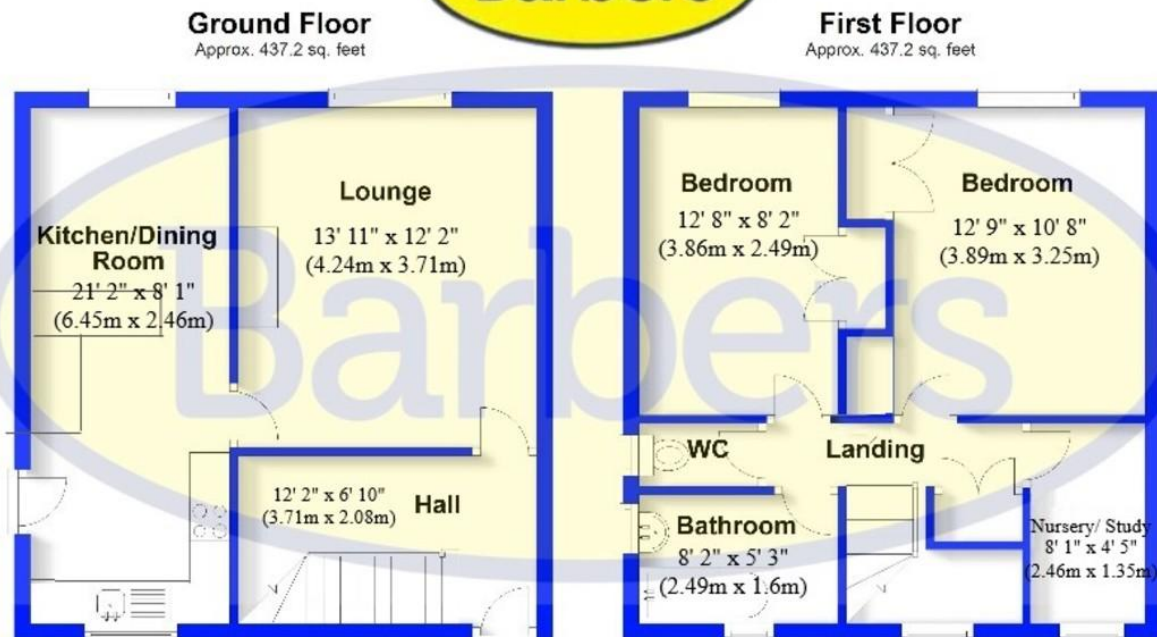


**DIRECTIONS:** From Market Drayton take the A53 towards Shrewsbury and at Tern Hill roundabout turn left on the A41. Turn left on Hedley Way and then right on Boscobel Road, following the road around to your left where the property can be identified by our For Sale.

**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.

# Barbers



Total area: approx. 874.4 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.

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)

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