



Helping *you* move



## 33 Windsor Drive, Market Drayton, TF9 1RL

A spacious Two Bedroom Semi-Detached Bungalow in a highly desirable residential area that has direct access from the rear Garden to the tow path on the Shropshire Union Canal - and offered to the market with No Upward Chain.

Offers In Region Of  
**£210,000**

## Overview

- Two Bedroom Semi-Detached Bungalow with No Upward Chain
- Entrance Hall, Kitchen, Spacious Dining Lounge
- Two Bedrooms, Bathroom, Conservatory
- Lean-to Utility, Timber Shed Office Space
- Rear Garden, Green House, Timber Sheds
- Garden Gate Opens to Canal Tow Path
- Council Tax Band – B
- Energy Rating - F



## Brief Description

The front door opens to the L-Shaped Hallway off which is a coats cupboard and loft access. The accommodation comprises of the Kitchen with a good range of traditional units with space for a appliances, Dining Lounge with a large picture window overlooking the front of the property and Bathroom. Bedroom One is a good size double room with built-in wardrobes, and Bedroom Two is a generous Single Bedroom/Snug with sliding patio doors out to the Conservatory.

To the front of the property is a smart, block paved Driveway leading up to the Carport, with further gravelled Parking with a lawned Garden and hedge to the front boundary. Beyond the Carport is a covered storage area with a door to a timber Office space and another to the lean-to Utility with a door that opens to the rear Garden. Here you'll find a central lawned area, two further sheds, a green house and a gate that gives you direct access to the tow path of the Shropshire Union Canal.

## 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



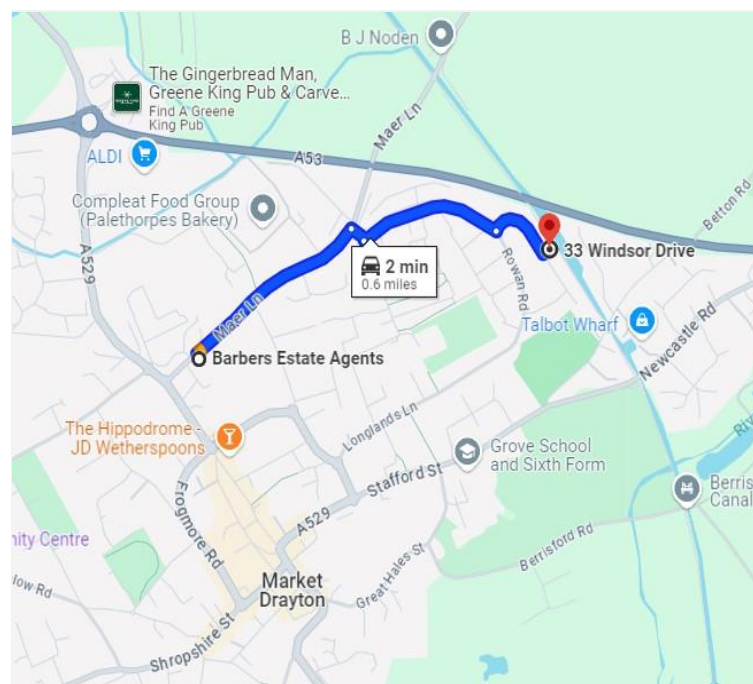
### Useful Information

**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 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  
Tel: 0345 678 9002

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

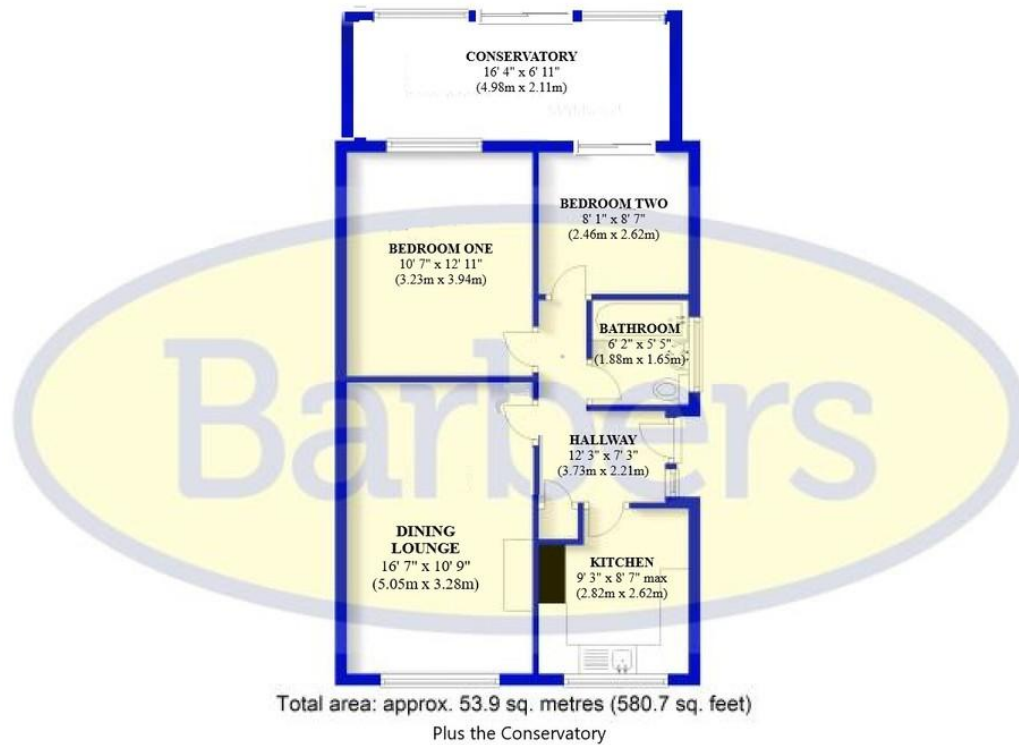


**DIRECTIONS:** From our office on Maer Lane turn right, then right on Fairfields Road and immediately left on Rowan Road. After approximately 0.2 miles turn left on Windsor Drive where the property is on your left and can be identified by our For Sale sign.

**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.

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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,  
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