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62 Shrewsbury Road, Market Drayton, TF9 3DL

A gorgeous Character Cottage with a larger-than-average rear Garden, Open Plan Lounge/Dining/Study area with an inglenook fireplace housing a log burning stove, and two Double Bedrooms.

Offers In Region Of
£185,000

Overview

- Two Bedroom Mid-Terraced Character Cottage
- Full of Original Features
- Open Plan Lounge/Dining/Study area with Inglenook Fire place
- Kitchen with Rangemaster Cooker and Integrated Appliances
- Utility, Ground Floor Bathroom
- Two Double Bedrooms
- Long Rear Garden, On Road Parking
- Council Tax Band – B
- Energy Rating - D



Brief Description

To the ground floor is the gorgeous Open Plan Lounge/Dining/Study with two bay windows to the front aspect, a feature inglenook fireplace housing a log burning stove and a study area with built-in desk and storage. The L-shaped Kitchen has a brick inglenook fireplace with Range Master Cooker that's included in the sale, smart Shaker-style units with wooden work surfaces and integrated fridge freezer and unit to match the Kitchen with a Belfast sink and integrated dishwasher. The Bathroom has a shower over the bathtub and a cupboard housing the Baxi combination boiler, and the Utility has space for your washing machine and tumble dryer, and a door out to the rear Garden. Returning to the Kitchen and stairs lead up to the first floor where you'll find two good-size Double Bedrooms.

The outside space to the rear is a really good size, with plenty of grassed areas and mature flowerbeds, trees and shrubs.

Location

Ideally located within walking distance of local primary schools and shops, with the town circular bus route stopping nearby. 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.



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

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

TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From our office on Maer Lane turn left, then left and Nagington's Garage and right on Frogmore Road. At the mini-roundabout go right on Shropshire Street and after approximately 0.5 miles the property is on your right (almost opposite Shepleys Butchers) 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
Please use as a guideline to layout only

TOTAL FLOOR AREA: 815 sq.ft. (75.7 sq.m.) approx.
Whilst 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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