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## 5 Draycott Close, Market Drayton, TF9 1BF

Tucked away on a small development of just two properties, 5 Draycott Close is a Two Bedroom Detached Bungalow with a spacious Dining Kitchen, Lounge, Garden and Detached Garage - and is offered to the market with No Upward Chain.

Offers In Excess Of  
**£210,000**

### Overview

- Two Bedroom Detached Bungalow with No Upward Chain
- Entrance Hall, Cloaks/WC, Shower Room
- Lounge, Spacious Dining Kitchen with French Doors
- One Double and One Single Bedrooms
- Enclosed Rear Garden with Patio and Garden Shed
- Detached Garage, Driveway Parking
- Council Tax Band - C, Energy Rating - C



### Brief Description

The accommodation is set around the central Hallway, with the WC/Cloakroom being to your left and then the Shower Room with a double, walk-in shower, wash hand basin and WC. To your right is the light and spacious Lounge with a large window overlooking the front of the property. The Dining Kitchen is a really good size, with an excellent range of units with space for a tall fridge/freezer and your washing machine, integrated oven with gas hob and extractor fan over, ceiling spotlights and French doors out to the rear Garden. Completing the accommodation are the two Bedrooms - Bedroom One is a spacious double room and Bedroom Two is a generous single room.

Externally, there's a detached Garage, Driveway Parking and an enclosed rear Garden with Patio and garden shed.

### 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

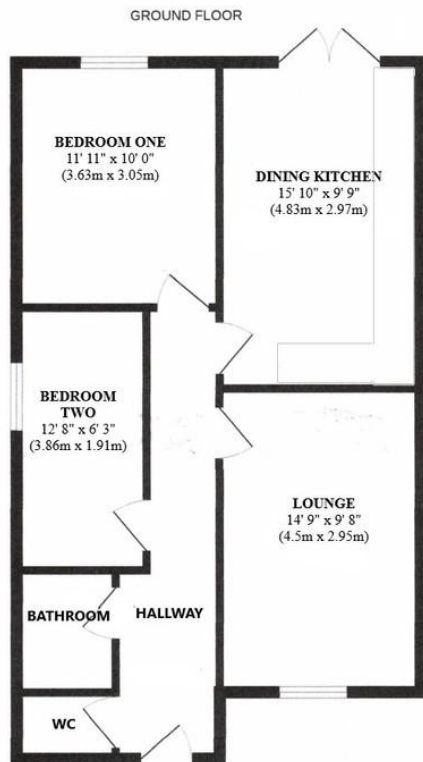
**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



**DIRECTIONS:** From our office on Maer Lane turn left, right at Nagington's Garage, then left on Prospect Road. At the second mini-roundabout go left on Alexandra Road, then right on Shrewsbury Road and left on Highfields. Take the second left on Bartons Road and after approximately 100 meters turn left through the gap between the modern houses and the bungalow is on the left hand side

**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

While every attempt has been made to ensure the accuracy of the floorplan contained here, 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 in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or effectiveness at the time of the plan.



## 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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