

Barbers

Helping *you* move



12 Kiln Bank Crescent Market Drayton, TF9 1LD

Set in a great location, this Semi-Detached Bungalow has really spacious Living Accommodation with stairs up to a large Loft area, Bedroom, Bathroom and mature Gardens. With No Upward Chain.

Offers In Region Of
£170,000

Overview

- One Bedroom Semi-Detached Bungalow with No Upward Chain
- Large Loft Storage Space with Potential as Second Bedroom
- Dining Hall, Living Room, Breakfast Kitchen
- Double Bedroom with Walk-In Wardrobe, Bathroom
- Mature Rear Garden with Garage Store
- Front Garden, Driveway Parking
- Council Tax Band - B, Energy Rating - C



Brief Description

The entrance to the property has been moved to the front, and the front door now opens into a generous Dining Hall with stairs up to a very large loft space with Velux windows. This space would make a superb Principal Bedroom or further Living Accommodation but, currently, there are no Building Regulations of this space so these would need to be applied for to be used as a Bedroom. To the left of the Dining Hall there's an Inner Hall which gives you access to the Double Bedroom which has a walk-in wardrobe, and to the Bathroom with both a corner bath and a shower.

The Living Room has French doors out to the rear Garden, and the Breakfast Kitchen has a range of traditional units, space for your oven, washing machine and tall fridge freezer. There's a further cupboard that houses the Baxi central heating boiler and a door out to the side of the property.

Externally, there are Gardens to the front and rear, Driveway Parking, a Garage Store and patio area.

Location

Kiln Bank Crescent is to the edge of Market Drayton, close to the Swimming Pool and the circular town bus route. 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.



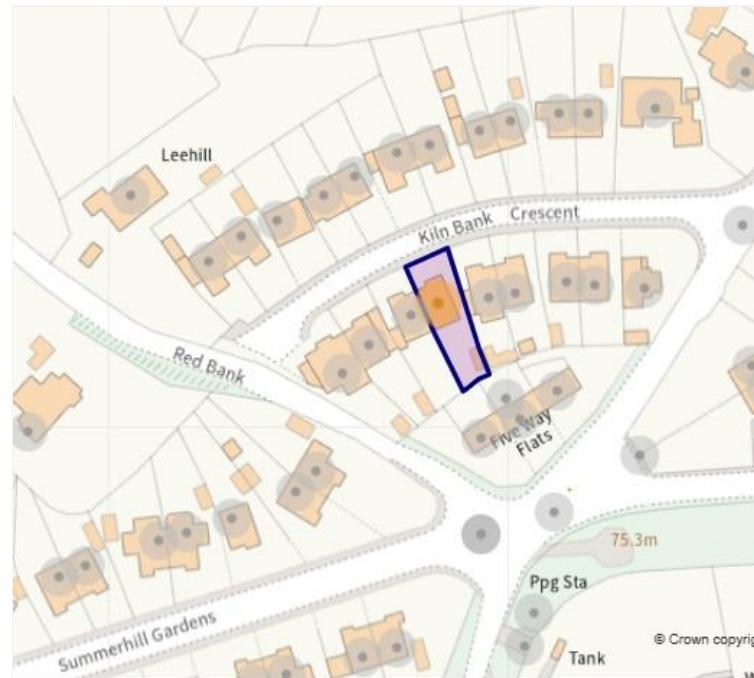
Useful Information

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.

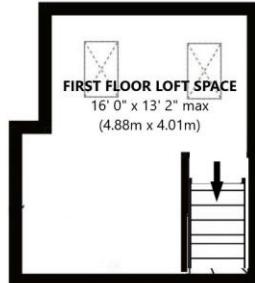
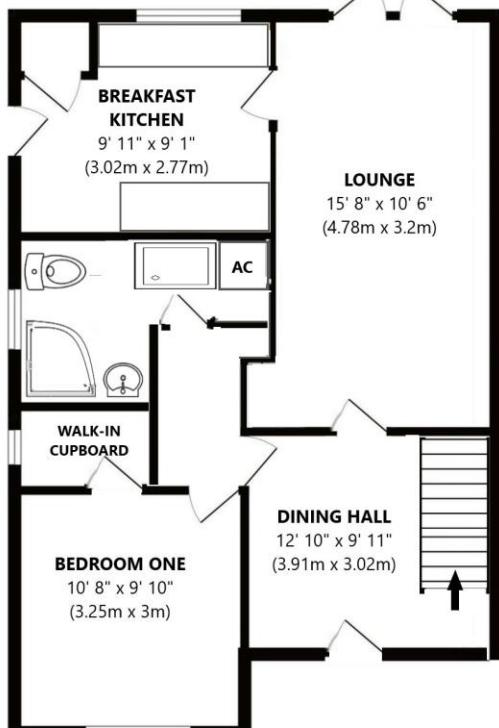


DIRECTIONS: Head out of Market Drayton down Phoenix Bank towards the swimming pool. At the bottom of the hill go right onto Newtown which becomes Walkmill Road, then right on Kiln Bank Road and left on Kiln Bank Crescent where the property is on your right and can be identified by our For Sale sign.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

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This Floor Plan is Not to Scale

Please use as a Guideline to Layout Only

Whilst 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 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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PLEASE NOTE: Please note that there are no building regulations in place for the attic conversion. These would have to be applied for retrospectively and there may be further work needed for it to meet current building regulations for it to be used as a Bedroom.



Selling your home?

If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal**.
Get in touch today! Tel: 01630 653641

BARBERS ESTATE AGENT: Tower House, Maer Lane, Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

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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.