



Helping *you* move



33 Summerhill Gardens, Market Drayton, TF9 1BQ

A well presented, light and spacious Semi-Detached Two Bedroom Bungalow with a pretty, tiered Garden, that's offered to the market with No Upward Chain.

Offers In Region Of
£225,000

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Overview

- Two Bedroom Semi-Detached Bungalow
- No Upward Chain
- Modern Kitchen, spacious Dining Lounge, Two Bedrooms, one with French Doors, Bathroom
- Driveway Parking with EV Charging Point, Pergola, Mature Tiered Rear Garden
- Popular Location on Local Bus Route
- Council Tax Band - B, Energy Rating - C



Brief Description

The door opens into the modern Kitchen with a smart tiled floor, integrated oven with a gas hob and extractor fan over and space for your washing machine and a tall fridge freezer. The Dining Lounge has a large picture window, and a log burner.

Off the inner Hall are the two Bedrooms and the Bathroom. Bedroom One has a wall of built-in wardrobes and French doors out to the Garden, and Bedroom Two is currently used as a Home Office. Completing the accommodation is the Bathroom with a shower over the bath, a heated towel rail radiator and loft access.

The tiered rear Garden is full of mature trees and shrubs, with steps up to the main lawn area, a gravelled seating area with a pergola over and a large garden shed. To the front is a wide lawn and a gravelled Driveway leading up to the side of the property.

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

SERVICES: We are advised that XXXX services 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

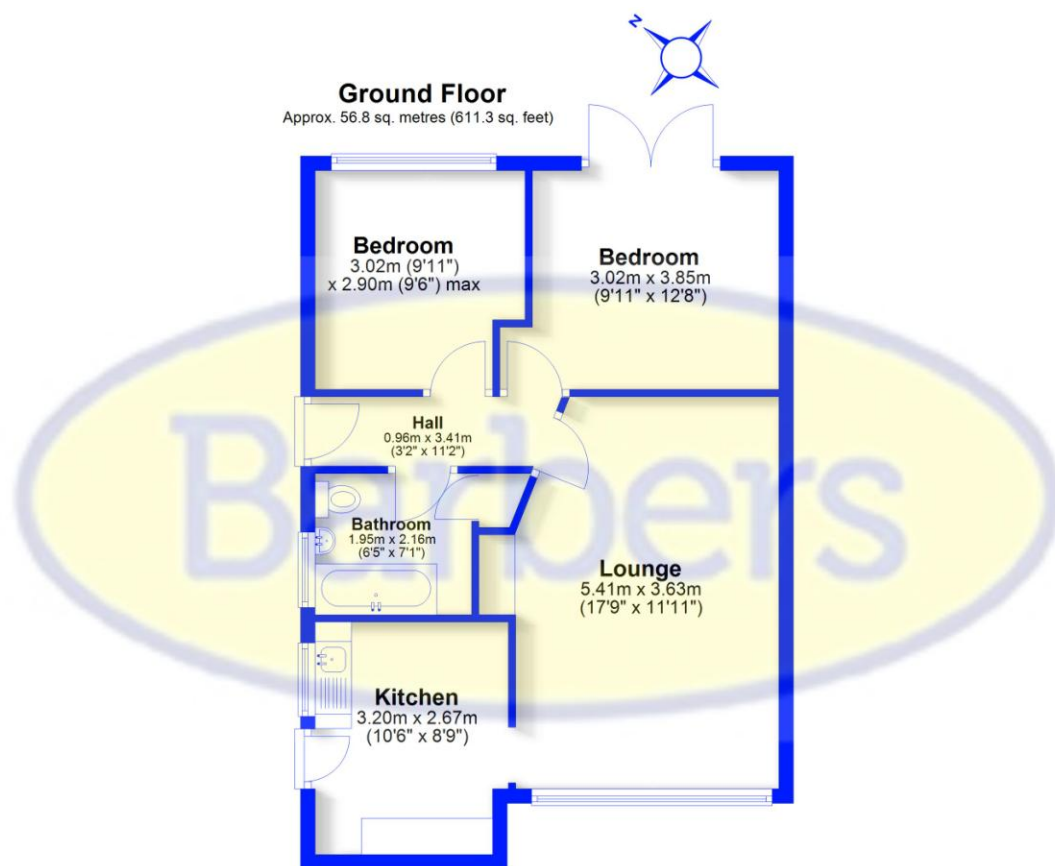
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: Leave the town via the High Street and down Phoenix Bank turning right into Newtown before the Swimming Centre. Continue along Walkmill Road which leads into Summerhill Gardens where you will find the property on the right hand side identified by our For Sale board.

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.



Total area: approx. 56.8 sq. metres (611.3 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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.

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