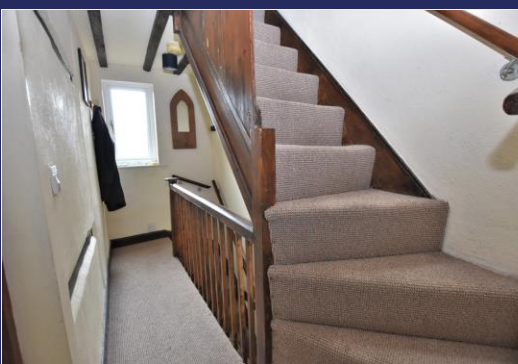




Helping *you* move



## 22a Stafford Street, Market Drayton, TF9 1HY

A One Bedroom Maisonette in the heart of Market Drayton Town Centre, set over two floors with Living Room, Kitchen, Bedroom and Bathroom. Ideal for First Time Buyers or as a Rental Investment – offered to the market with No Upward Chain.

Guide Price  
**£72,500**

## Overview

- For Sale by Modern Method of Auction
- One Bedroom Maisonette
- No Upward Chain
- Town Centre Location
- Private Ground Floor Entrance Hall
- Double Bedroom & Bathroom to First Floor
- Spacious Lounge and Kitchen to Second Floor
- Council Tax Band - A
- EPC Rating - E



## Brief Description

To the ground floor is the private Entrance Hall with a further door that opens to the turning staircase up to the first floor Landing. The property is full of character with original beams throughout, and to the first floor is the Double Bedroom with a window overlooking Stafford Street, and a spacious Bathroom with airing cupboard.

Further stairs lead up to the second floor Landing which has a skylight and eaves storage. Off the Landing is the Living Room with window and skylight and the Kitchen with sink unit, cooker point and skylight. Due to the eaves there's partly restricted headroom to all the rooms on the second floor.

## Location

Market Drayton is a busy market town with a weekly Wednesday street market 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.

A wider range of shops and facilities can be found in 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.



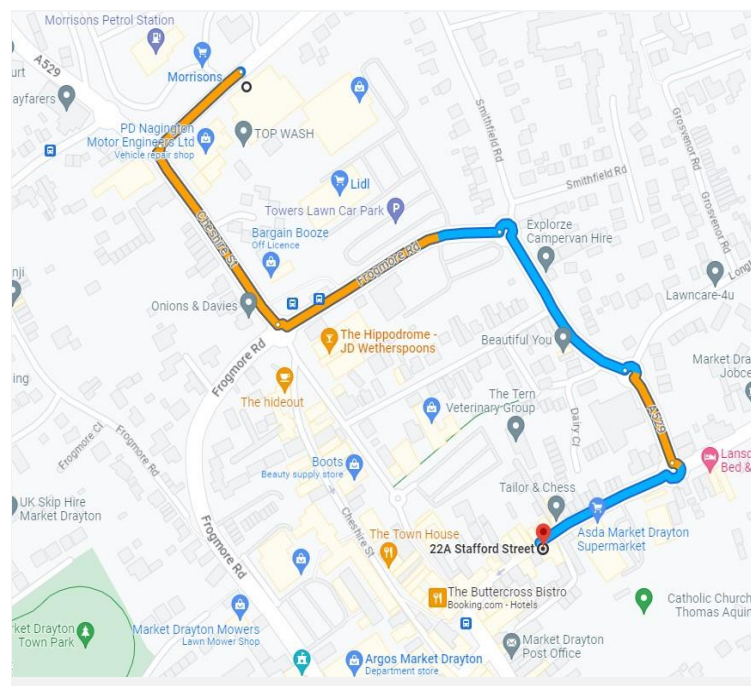
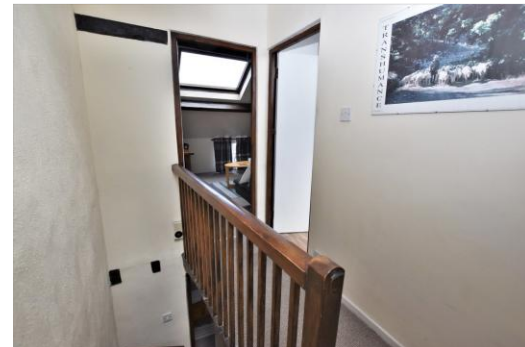
### Useful Information

**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 mains electricity, water and drainage services are available, with electric heaters. 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, SY2 6ND. Tel: 0345 678 9002

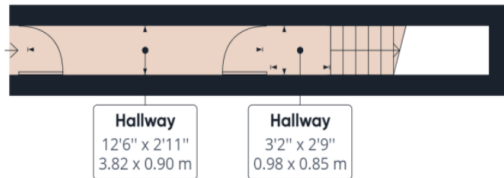
**FOR MORE INFORMATION:** Go to: [www.barbers-online.co.uk](http://www.barbers-online.co.uk)



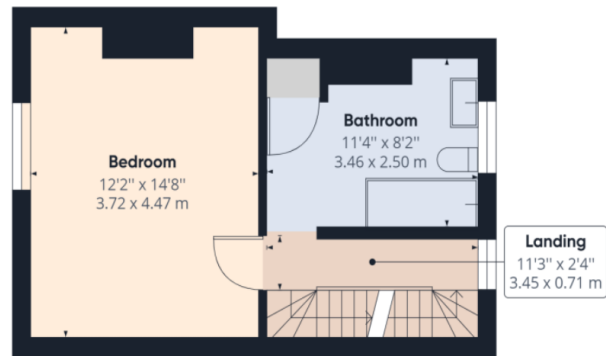
**DIRECTIONS:** From our office on Maer Lane, turn right and then right again on Smithfield Road. Straight over the next two mini roundabouts and then bear right on Stafford Street. Park on the Asda Car Park (charges may apply) and walk along Stafford Street and the property is on your left and can be 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.

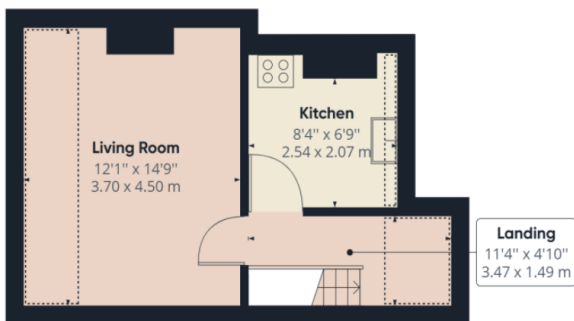
**AML REGULATIONS:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

666.21 ft<sup>2</sup>  
61.89 m<sup>2</sup>

**Reduced headroom**

64.94 ft<sup>2</sup>  
6.03 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**TENURE:** We are advised that the property 22a is Freehold and there is then a shared Leasehold with the first-floor property that has 983 years of a 999 term to run, and that there is a shared insurance policy to cover this. This will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

**RESIDENTIAL LETTING SERVICE:** Barbers are a long-established firm in the field of Residential Lettings and Property Management. Our Award-Winning team have a wealth of experience and knowledge, and we have a dedicated Property Management team responsible for managing over 800 properties in the local area. If you are interested in buying this or any other property as an investment, please contact us for more information on the services we can offer.

## 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,  
Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
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