



Helping *you* move



## 21 Goosefield Close, Market Drayton, TF9 3TY

Set on this beautifully maintained over 50s development, this is a lovely Two Bedroom Detached Bungalow with a modern Wet Room and pretty, private rear Garden. Offered to the market with No Upward Chain.

Offers In Region Of  
**£160,000**

## Overview

- Two Bedroom Detached Bungalow
- No Upward Chain
- Over 50s Development
- Entrance Hall, Kitchen, Wet Room
- Spacious Lounge with Bay Window
- Two Bedrooms, One with French Doors
- Pretty Enclosed Rear Garden with Two Sheds
- Council Tax Band – B
- EPC Rating - E



## Brief Description

Offered to the market with No Upward Chain, the living accommodation is set around the Entrance Hallway. The generous Lounge has an attractive fireplace and bay window and recently fitted Kitchen with white, flat fronted units and space for your fridge freezer, washing machine and cooker. The Wet Room is fully accessible, and there's a Double Bedroom and a second Bedroom (currently used as a Snug) with French doors opening out onto the attractive Garden.

The rear Garden is a lovely, private space with a small lawned area, patio, large garden shed with light and power that's large enough to house two mobility scooters. To the front there is a shaped Lawn with a paved path leading to the front door, and there's a number of parking spaces just opposite the property - and the local bus routes and amenities just a close distance away.

## 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.

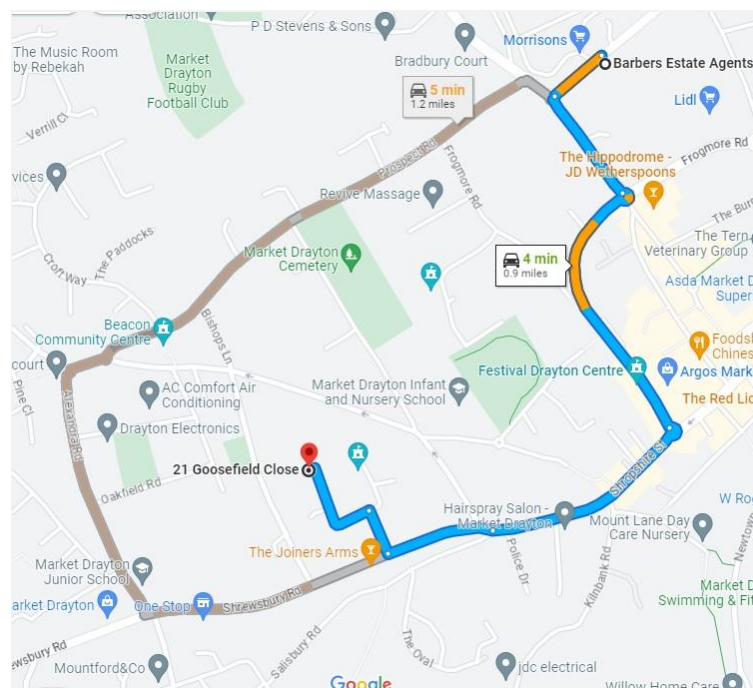


### Useful Information

**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 water, drainage and electricity services are available, with electric storage heating. 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, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



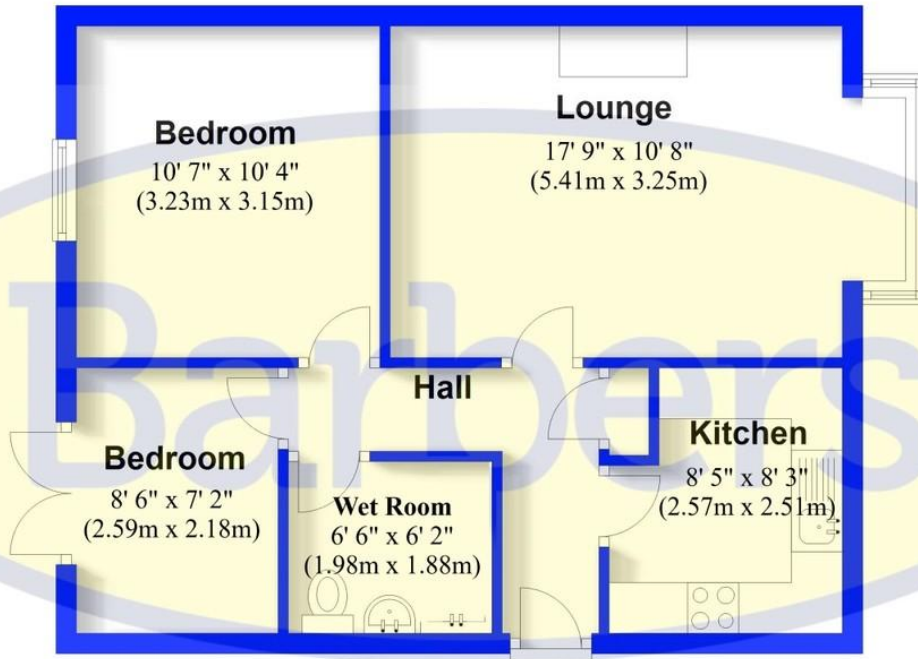
**DIRECTIONS:** Turn left out of our office in Maer Lane and left onto Cheshire Street. At the mini island, turn right into Frogmore Road and continue into Shropshire Street. Turn right into Elizabeth Court which leads into Goosefield Close and the property is towards the end of the development which can be identified by our For Sale board.

**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

Approx. 45.4 sq. metres (488.9 sq. feet)



Total area: approx. 45.4 sq. metres (488.9 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only 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.

**Please Note: Upon any future sale of this property, the owner is obliged to pay a fee into a sinking fund. The fee is half a percent of the sale price times the number of years of ownership of the property and is for the exclusive use on the properties at Goosefield Close.**

## 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

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



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.