



Helping *you* move



173 Shrewsbury Road,
Market Drayton, TF9 3EQ

First Time Buy or Rental Investment - OFFERED WITH NO UPWARD
CHAIN!

Offers in Region Of
£125,000

Overview

- Semi Detached House
- Kitchen, Lounge, Sun Room
- Ground Floor Bathroom
- Two Double Bedrooms
- Enclosed Rear Garden
- Off Road Parking
- Ideal First Time Buy
- Or Rental Opportunity
- Offered With No Upward Chain
- Energy Rating D-62



Not only does this Victorian semi detached property come with the added benefit of off road parking, it is conveniently located within walking distance of two convenience stores, a junior school and is on the Shrewsbury to Hanley bus route! Offering living accommodation of kitchen, lounge, sun room, inner hallway and bathroom to the ground floor and two double bedrooms to the first floor. Externally, there is a gravelled parking area to the side with gates leading to the enclosed garden. A great opportunity for a first time buy or rental investment!

ACCOMMODATION

KITCHEN

11' 6" x 10' 3" (3.51m x 3.12m)

LOUNGE

12' 6" x 9' 5" (3.81m x 2.87m)

SUN ROOM

11' 7" x 4' 2" (3.53m x 1.27m)

INNER HALL

6' 8" x 3' 1" (2.03m x 0.94m) With.

BATHROOM

8' 3" x 6' 3 min" (2.51m x 1.91m)

BEDROOM ONE

12' 5" x 10' 4" (3.78m x 3.15m)

BEDROOM TWO

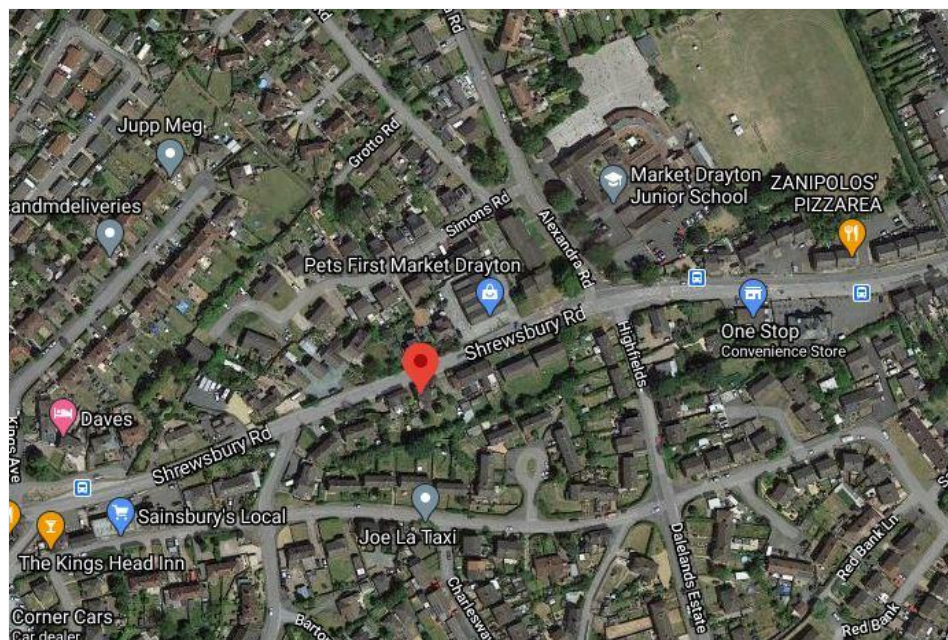
12' 6" x 9' 5" (3.81m x 2.87m)



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LOCATION

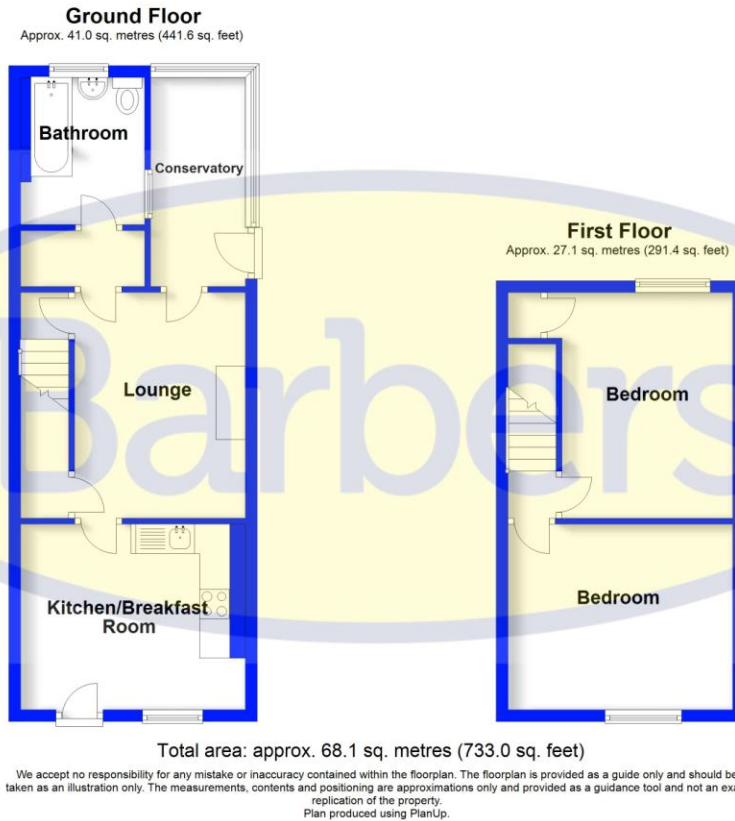
Market Drayton is a popular North Shropshire market town on the Staffordshire/Cheshire borders. It is on the River Tern, between Shrewsbury and Stoke on Trent and was formerly known as Drayton in Hales and is listed in the Domesday Book. In 1245 King Henry III granted a charter for the weekly Wednesday market, giving the town its current title. The market is still held every Wednesday. The Shropshire Union Canal runs through the town and Market Drayton offers a wide variety of amenities such as schools, specialist and high street shops, supermarkets and health and leisure facilities. The larger centres of Newcastle under Lyme, The Potteries, Crewe, Stafford, Telford and Shrewsbury are all within commutable distance.



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Directions

From our office turn left onto Maer Lane and proceed to the mini roundabout. Turn left onto Cheshire Street and right onto Frogmore Road at the next mini roundabout. Proceed past the Festival Drayton Centre on the right hand side and bear right onto Shropshire Street at the roundabout. Continue along Shropshire Street which merges onto Shrewsbury Road. Proceed past the One Stop shop on the left hand where you will see the property identified by our For Sale Board on the left.



SERVICES

We are advised that all mains 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.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

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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!

Market Drayton Residential Sales

Tel: 01630 653641

Email: 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.