



Helping *you* move



## 75 Shrewsbury Road, Market Drayton, Shropshire, TF9 3DN

WELL PRESENTED MID-TERRACED HOUSE - READY TO MOVE STRAIGHT INTO - NO UPWARD CHAIN - PERFECT FIRST TIME BUY OR RENTAL OPPORTUNITY!

Offers in Region Of  
**£127,500**

## Overview

- Renovated Mid-Terraced House
- Open Plan Lounge
- Contemporary Kitchen Area
- Landing Area, Two Bedrooms
- New Carpets Throughout
- Neutral Decor Throughout
- Lovely Spacious Bathroom
- Offered With No Upward Chain
- Energy Rating D-68



*This modernised Victorian mid terraced house would make a superb rental investment or first time buy. On entry you will find a lovely open plan lounge leading into the contemporary kitchen area. On the first floor off the landing you will find two bedrooms and a modern bathroom. Please note that the property will not be vacant until 14th August 2021. Pedestrian access to the rear is provided by a gravel path.*

## ACCOMODATION

### LOUNGE

14' 0" x 13' 4" (4.27m x 4.06m)

### KITCHEN

9' 4" x 7' 5" (2.84m x 2.26m)

### BEDROOM ONE

12' 7" x 7' 10" (3.84m x 2.39m)

### BEDROOM TWO

7' 8" x 5' 5" (2.34m x 1.65m)

### BATHROOM

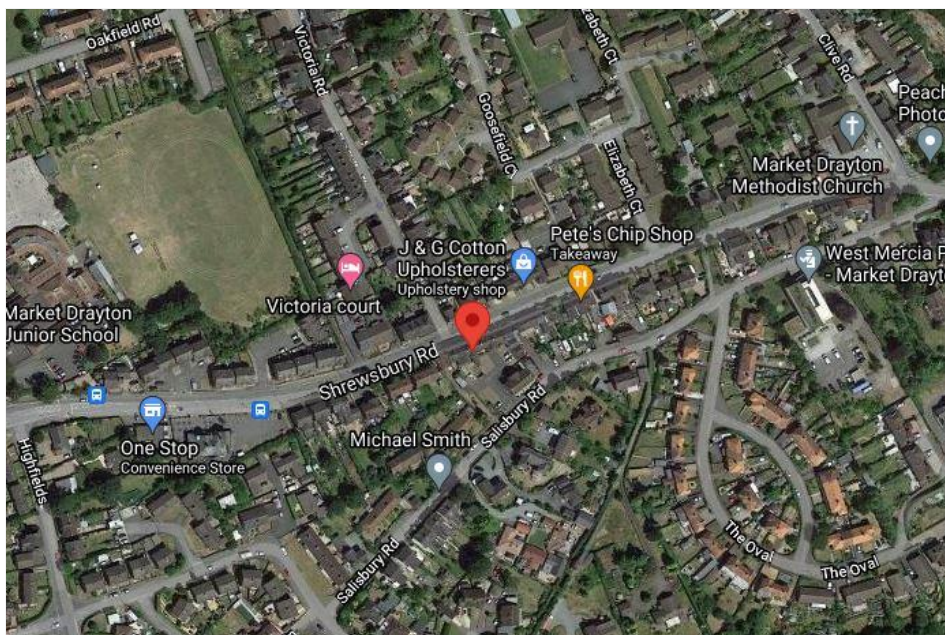
9' 3" x 5' 2" (2.82m x 1.57m)



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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 between approximately 15 to 26 miles away.



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## Directions

Turn left out of our office in Maer Lane and left at the mini island into Cheshire Street. At the next mini island, turn right into Frogmore Road and continue into Shropshire Street. Proceed onto Shrewsbury Road where the property is located on the left hand side and can be identified by our for sale board.



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.

## SERVICES

We are advised that all mains services are available with gas fired central 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

Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

## 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](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.