



Helping *you* move



1 Beaconsfield Road, Market Drayton, TF9 3FG

A light and spacious Three Bedroom End of Terrace Town House with Principal Bedroom with En Suite, allocated Parking, part-walled rear Garden and the added benefit of being offered to the market with No Upward Chain.

Offers In Region Of
£185,000

Overview

- Nicely Presented End of Terrace Three Bedroom Town House
- No Upward Chain
- Entrance Hall, Guest WC, modern Kitchen, Spacious Lounge with French Doors
- Principal Bedroom with En Suite Bathroom
- Two Further Bedrooms, Bathroom
- Enclosed Rear Garden, Allocated Parking Space
- Council Tax Band - B, Energy Rating - C



Brief Description

The front door opens to the Hallway which has stairs rising to the first floor and to your right is the Guest WC and to your left is the modern Kitchen with a good range of modern units with integrated oven with hob and extractor fan over, space for a washing machine, dishwasher and a large American-style fridge freezer. To the rear of the property is the Dining Lounge - a lovely light space with both a window and French doors out to the rear Garden, and a really useful under stairs storage cupboard.

Heading to the first floor and the Bedrooms are set around the Gallery Landing. Bedroom One is a generous Double Room with En Suite Shower, Bedroom Two is another double room and Bedroom Three is a single room. Completing the accommodation is the Family Bathroom with a shower over the bath, WC and wash hand basin.

Externally, there's one allocated Parking space to the front and a part-walled rear Garden with patio and timber deck.

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.



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 all mains services are available with gas 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: Shropshire Council
Tel: 0345 678 9002

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

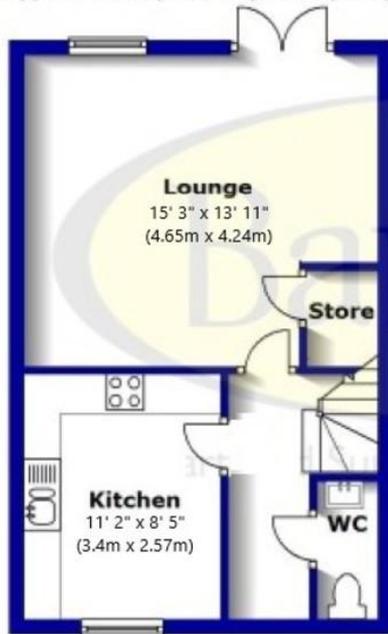


DIRECTIONS: From our office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road. At the second mini-roundabout turn right on Longslow Road and at the next roundabout turn left on Chancel Drive. Keep left, then follow the road round to your right and Beaconsfield is the second turning on your left.

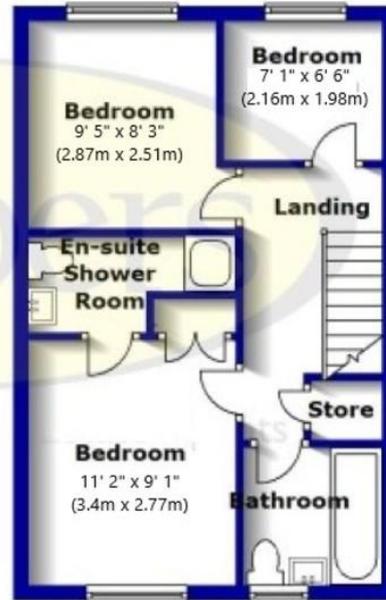
INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

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.

Ground Floor
Approx. 35.7 sq. metres (384.2 sq. feet)



First Floor
Approx. 34.9 sq. metres (376.0 sq. feet)



Total area: approx. 70.6 sq. metres (760.2 sq. feet)



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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