



Helping *you* move



22 Bevan Way, Market Drayton, TF9 3US

A very nicely presented Two Bedroom End-of-Terrace House with a smart, newly fitted Kitchen with integrated appliances, spacious Lounge and two Double Bedrooms. A 50% Shared Ownership is available, so the perfect opportunity for First Time Buyers to secure your first home.

Offers In Region Of
£97,500

Overview

- Two Bedroomed End-of-Terrace House
- 50% Shared Ownership Available
- Popular Cul-de-Sac Location
- Entrance Hall, Cloakroom with WC, Newly Fitted Kitchen with Integrated Appliances
- Spacious Lounge with French Doors to the Garden
- Low Maintenance Garden, Allocated Parking for Two Cars
- Council Tax Band - B, Energy Rating - C



Brief Description

The Hallway which has stairs to the first floor, and a door to the Cloakroom with WC and wash hand basin. The Kitchen has been recently updated with an excellent range of grey units, with integrated fridge freezer, dishwasher, washing machine, bin store, microwave, and oven with electric hob. The Lounge Diner is a generous space, with new flooring in 2022, French doors out to the rear Garden and is currently presented with a media wall making the most of the space available. To the first floor are two spacious Double Bedrooms and the Bathroom with a shower over the bathtub.

Externally, the property has two allocated parking spaces to the front, and then a gate to the side leads round to the rear Garden. This is divided into a large patio area with a gate in a picket fence to the garden that has an AstroTurf-style lawn with raised beds and a further patio seating area to catch the afternoon sunshine.

Location

Market Drayton is a busy market town with a weekly Wednesday street market whose charter dates back to 1245. The town has a High School, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops and Supermarkets. There's a good range of sports clubs including Squash, Tennis, Cricket and Football.

The property is within easy reach of 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.



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 and gas central heating 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 Leasehold. You are buying a 50% Share of the Leasehold with monthly rent due for balance. The Vendor's Solicitor will confirm this.



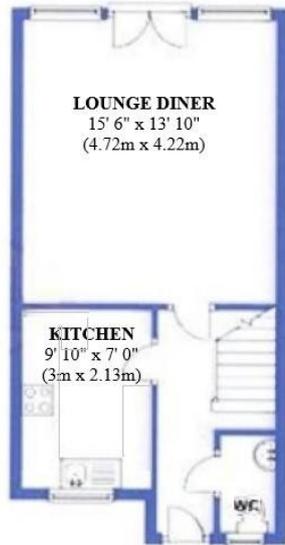
DIRECTIONS: From our office on Maer Lane, turn left then right at Nagington's Garage and carry straight on at the next mini-roundabout and over the canal bridge. Turn left on Hampton Drive following the road round to the left and then the right. Proceed onto Bevan Way where the property is on your right 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

Barbers

GROUND FLOOR
APPROX 37.4 SQ METRES (403.0 SQ FEET)



FIRST FLOOR
APPROX 35.3 SQ METRES (379.9 SQ FEET)



TOTAL AREA APPROX 72.7 SQ METRES (782.9 SQ FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floor plan. The floor plan 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.

**Floor Plan - Not to Scale
Please Use as a Guideline to Layout Only**



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,
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