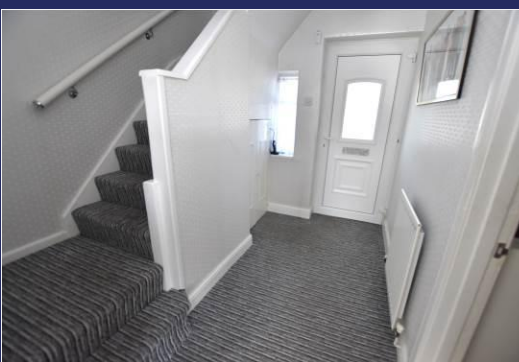




Helping *you* move



## 44 Salisbury Hill View, Market Drayton, Shropshire, TF9 1DL

Being Offered With No Upward Chain - A Spacious and Well Presented Three Bedroom Semi Detached House with Large Rear Garden

Offers In Region Of  
**£200,000**

## Overview

- Three Bedroom Semi Detached House
- Offered With No Upward Chain
- Dining Kitchen
- Spacious Lounge/Dining Room
- Utility/Boiler Room
- Garden Room
- Large Rear Garden
- Shower Room
- Separate W/C
- On Road Parking
- Energy Rating TBC
- Council Tax Band - B



## Brief Description

Being offered with no upward chain, this semi-detached house would make a superb first time buy or rental investment! The property is well presented throughout and provides an entrance hallway with under stairs storage area, lounge/dining room, dining kitchen, a utility with a useful built in storage cupboard and a garden room with two doorways to access both the front and rear garden.

Onto the first floor off the landing area, you will find three good sized bedrooms, shower room and a separate cloakroom/wc.

Externally there is a large rear garden with a paved and gravelled area, a good-sized lawn and a further hand standing area where there is a greenhouse and useful shed. At the front there is an attractive gravelled landscaped garden which is fully enclosed with a variety of established plants and shrubs and block paving. On street parking is available outside the property.





# Your **Local** Property Experts

## 01630 653641



### 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.

### LOCAL AUTHORITY

Shropshire Council, Shirehall,  
Shrewsbury, SY2 6ND.  
Tel: 0345 678 9002

### 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.



### 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. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.

### DIRECTIONS

Leave the town via the High Street and down Phoenix Bank turning right into Newtown before the Swimming Centre. Continue along Walkmill Road which leads into Summerhill Gardens and continue to the bottom of the bank. Carry on straight up the bank where you will find the property on the left-hand side which can be identified by our for-sale board.

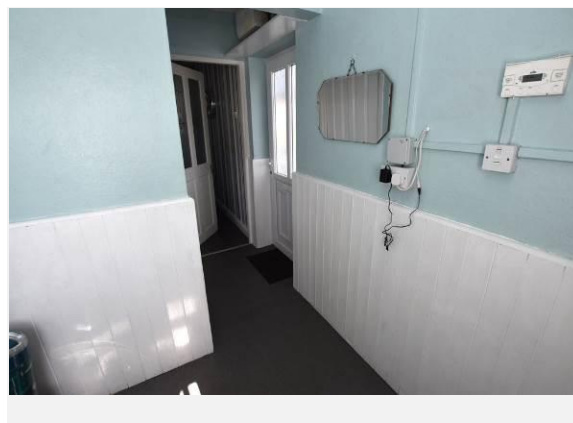
### INDEPENDENT MORTGAGE ADVICE

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.

## FLOOR PLAN TO FOLLOW



### 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,  
Market Drayton, Shropshire TF9 3SH  
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Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

