



Helping *you* move



120 Longslow Road, Market Drayton, TF9 3BW

Offered to the market with No Upward Chain, this is a beautifully presented Two Bedroom Semi-Detached House with a light and spacious Dining Kitchen, Off-Road Parking and a pretty Courtyard Garden.

Offers In Region Of
£260,000

Overview

- Very Nicely Presented Two Bedroom Semi-Detached House
- No Upward Chain, Off Road Parking
- Entrance Hall, Lounge with Open Fire, Open Plan Dining Kitchen with Log Burner, Garden Room, Guest WC, Utility Store
- Two Double Bedrooms, large Bathroom
- Nicely Landscaped Rear Courtyard Garden
- Council Tax Band - C, Energy Rating - D



Brief Description

The Parking area for two cars is to the front of the property and then steps lead up to the front door that opens to the Hallway off which are stairs to the first floor. To the ground floor is the Lounge with shutters to the bay window and an open fire in a feature surround, the Open Plan Dining Kitchen with a log burner set in an inglenook fireplace and an excellent range of kitchen units with contrasting work surfaces and a larder cupboard and integrated appliances. Off the Kitchen is the Garden Room with light flooding in through the sky lantern and off which is the Guest WC and Utility Store, and then French doors open to the Courtyard Garden with raised deck seating area.

To the first floor there are two Double Bedrooms which both have access to the rear Landing that leads to the smart Bathroom with both a bath and corner shower.

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.



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.

LOCAL AUTHORITY: Shropshire Council
Tel: 0345 678 9002

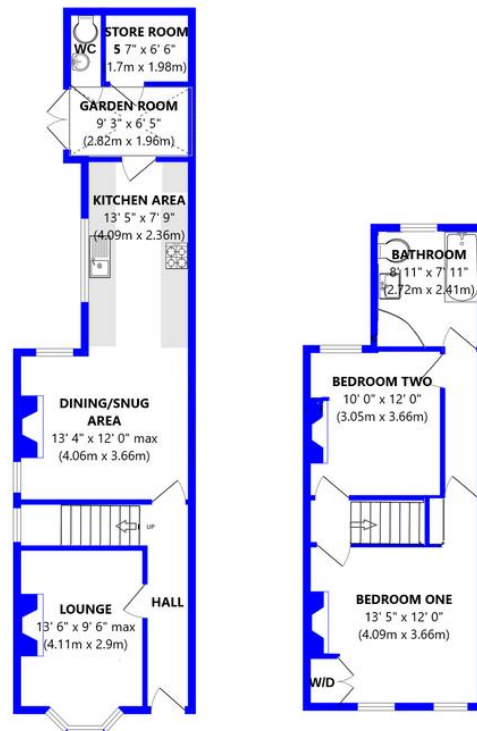
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From our office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road, left on Cemetery Road and at the end of the lane go right on Longslow Road (one way) where the property is approximately 800 meters on the right and can be identified by our For Sale sign.

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.



This Floor Plan is Not to Scale

Please use as a Guideline to Layout Only

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02/25



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
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

