



Helping *you* move



## Drayton Road, Market Drayton, TF9 3LY

A spacious Three Bedroom Detached Bungalow on a large Garden Plot that's in need of a complete modernisation throughout, and is offered to the market with No Upward Chain.

Offers In Region Of  
**£300,000**

## Overview

- A Detached Three Bedroom Bungalow in Need of Modernisation Throughout
- Set on a generous 0.42 acre overgrown Garden Plot
- Entrance Porch, Hall, Kitchen, Pantry, Bathroom
- Lounge, Dining Room, Study
- Two Double and One Single Bedrooms
- Brick Outbuildings, Driveway Parking and Garage
- Council Tax Band - E, Energy Rating - G



## Brief Description

This property is a wonderful opportunity to buy a spacious Three Bedroom Detached Bungalow with a large Garden that you'll be able to renovate throughout to create your own unique home.

Although the Garden is currently overgrown, there's a small front garden enclosed by a tall hedge, large garden space to your left, and then the Driveway runs along the side of the bungalow to the brick-built Shed/Garage and then round to further brick-built outbuildings and storeroom.

The property does require renovating throughout, and the accommodation is set around the central U-shaped Hallway with skylight and loft access. The accommodation comprises: Dining Hall/Second Reception Room, Living Room, Study, Kitchen with Walk-In Pantry, Bathroom and two Double and one Single Bedrooms.

## Location

The property is located to the edge of Wollerton Village and is just a mile from the popular village of Hodnet, with its thriving Junior School, Restaurant/Pub, Medical Centre and Village Stores. The closest town is Market Drayton which is approx. 6 miles and offers a wide variety of amenities such as Schools, Specialist and High Street Shops, Supermarkets and Health and leisure Facilities - and a traditional street market every Wednesday.

The larger towns of Shrewsbury, Telford and Newcastle-U-Lyme are all in commutable distance and offer a wider range of amenities.



## 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](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that mains electricity, water and drainage services are available, with electric 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.



## DEVELOPMENT CLAWBACK

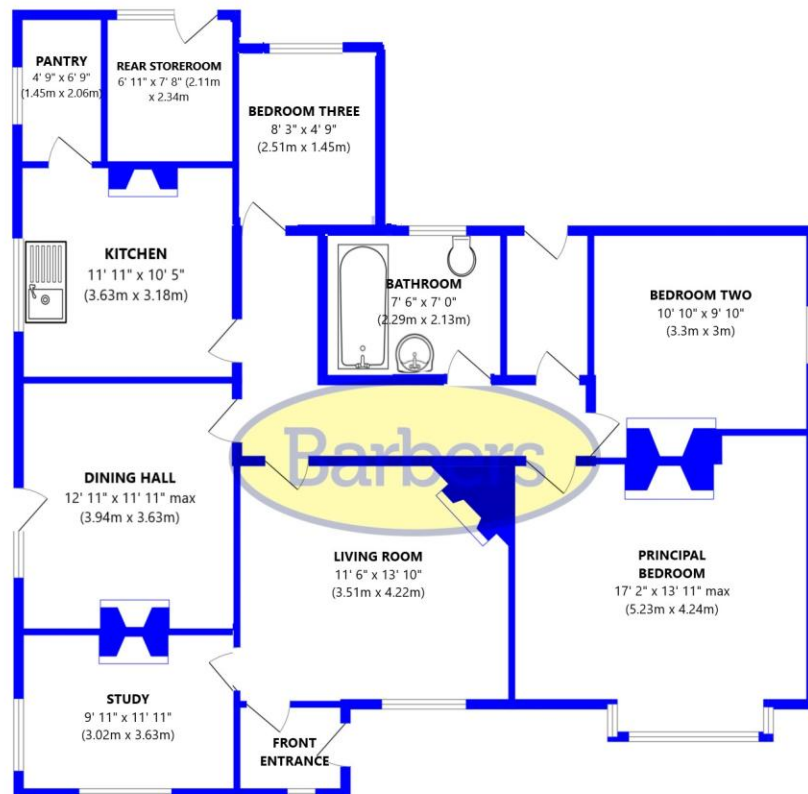
There will be an overage clawback of 50% for 20 years if there is any increase in value created by a planning permission granted for development on the land-coloured blue (plan included within the marketing material).

This will be confirmed by solicitors during pre-contract enquiries, and we recommend that legal advice is sought for any further clarification.

**DIRECTIONS:** From Market Drayton take the A53 towards Shrewsbury, going straight through the traffic lights at Tem Hill and then taking the first right on Lostford Lane. The property is approximately 1.4 miles on your left at the end of the long pull-in and can be identified by our For Sale sign. W3W: petal.evoves.zaps

**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.

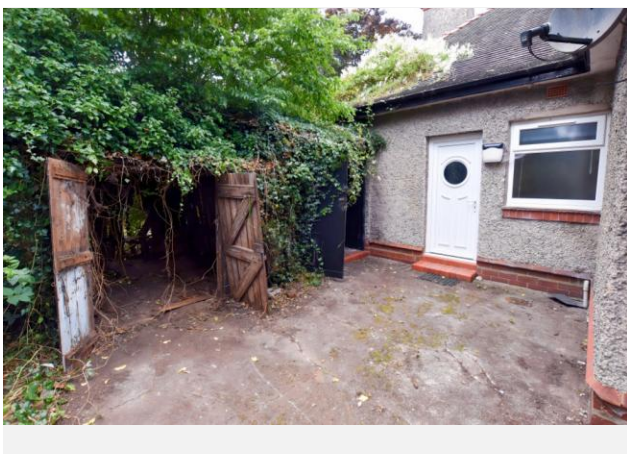
**AML REGULATIONS:** We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, 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 it as a Guideline to Layout Only

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix v2005

Please use the above floor plan 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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Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

