



Helping *you* move



## 2 Frogmore Place, Market Drayton, TF9 3DE

A very nicely presented Detached Bungalow with Two En Suite Bedrooms, Lounge, Dining Room, Conservatory, Garden and Double Garage - and offered to the market with No Upward Chain.

Offers in the Region of  
**£460,000**

### Overview

- Two Bedroom Detached Bungalow with No Upward Chain
- Highly Sought-After Residential Area
- Breakfast Kitchen, Utility, Cloaks/WC, Lounge, Dining Room, Conservatory
- Principal Bedroom with En Suite and Walk-in Wardrobe
- Guest En Suite Bedroom
- Rear Garden with Patio, Double Garage, Driveway Parking
- Council Tax Band – E
- Energy Rating - C



### Brief Description

The Entrance Porch opens to the central L-Shaped Reception Hall with built-in storage cupboards, a door to the Guest WC., and smart Karndean flooring that runs through to the Dining Room. The Breakfast Kitchen has a good range of traditional kitchen units, integrated Bosch dishwasher, Neff double oven with a Stoves gas hob and extractor fan over, and off the Kitchen is the Utility with a door into the Garage and another out to the side of the property. There's Lounge with a large picture window and a feature brick fireplace housing an electric log-effect fire. The Dining Room has sliding patio doors out to the Conservatory which has French doors out to the pretty, landscaped rear Garden.

Bedroom One is a very spacious double room with a walk-in wardrobe that's fitted internally and En Suite with both a bath and separate shower, and Bedroom Two is another good-size double with built-in wardrobes and a modern En Suite with walk-in shower.

### Location

This lovely property is in an enviable position that's within walking distance of shops, cafes and the medical centre.

Market Drayton itself 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.



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](mailto: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

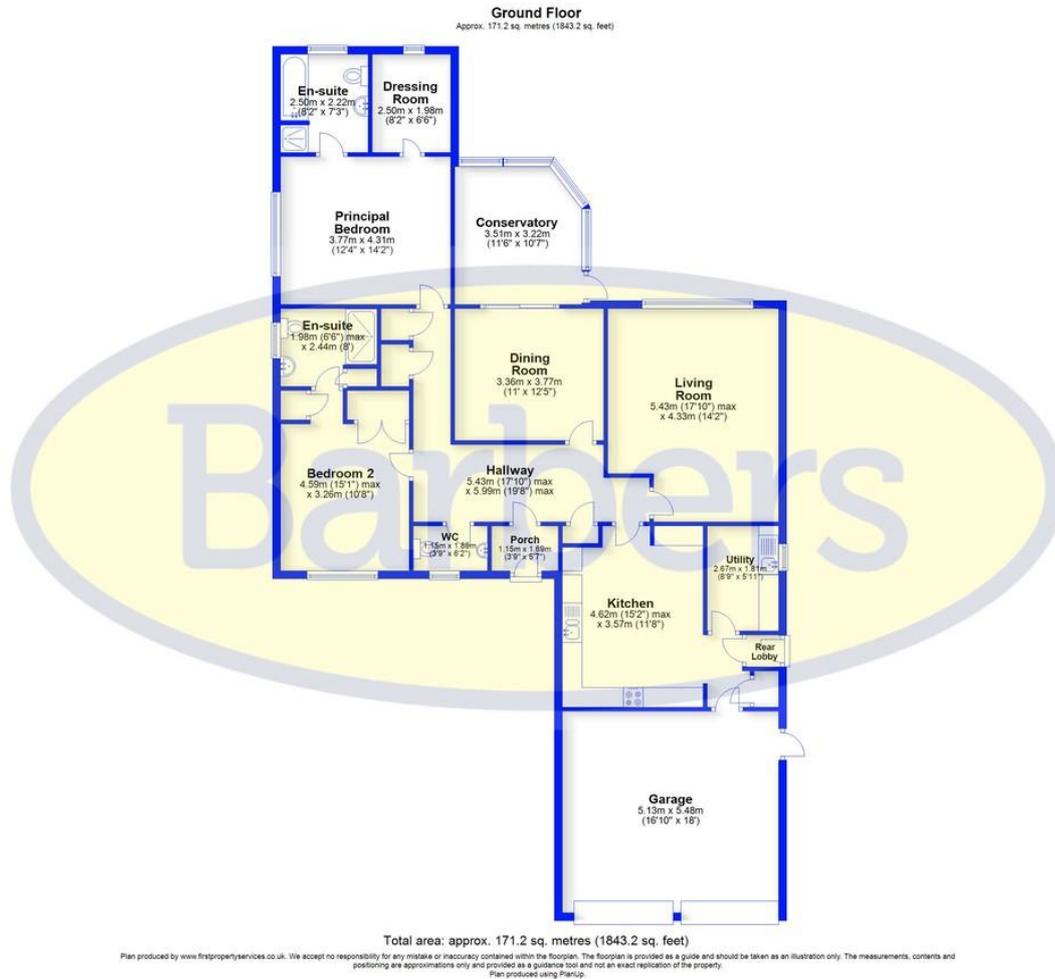
**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



**DIRECTIONS:** From our office on Maer Lane turn left, left again at Nagington's Garage, right at the mini roundabout on Frogmore Road and immediately right on to Frogmore Place where the property is the second property 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.



## 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**

**BARBERS ESTATE AGENT: Tower House, Maer Lane,  
Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)**



**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.