



Helping *you* move



## 38 Shrewsbury Road, Market Drayton, TF9 3DL

A spacious Two Bedroom Semi Detached House in walking distance of Market Drayton town centre, with Garden and Off-Road Parking with No Upward Chain - Ideal First Time Buy or Rental Investment.

Offers In Region Of  
**£147,500**



## Overview

- Two Bedroom Semi Detached House
- Ideal First Time Buy or Investment Property
- Offered with No Upward Chain
- Dining Lounge, Kitchen
- Two Bedrooms, Bathroom
- Enclosed Garden, Two Allocated Parking Spaces
- Energy Efficiency Rating - TBC, Council Tax Band - B



## Brief Description

To the ground floor is the Entrance Hall, Kitchen with a good range of kitchen units with space for your washing machine, fridge, freezer and oven with an extractor fan over. The Dining Lounge is a lovely light space with dual aspect windows and a turning staircase to the first floor where you'll find two Double Bedrooms and the Bathroom with electric shower over the bath.

Externally, the property benefits from two Allocated Parking spaces and has an enclosed rear Courtyard Garden that's ideal for catching the morning sun. The is an excellent opportunity to buy your first property or make an investment as a rental property - so please call the team at our Market Drayton office to arrange your viewing.

## 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.



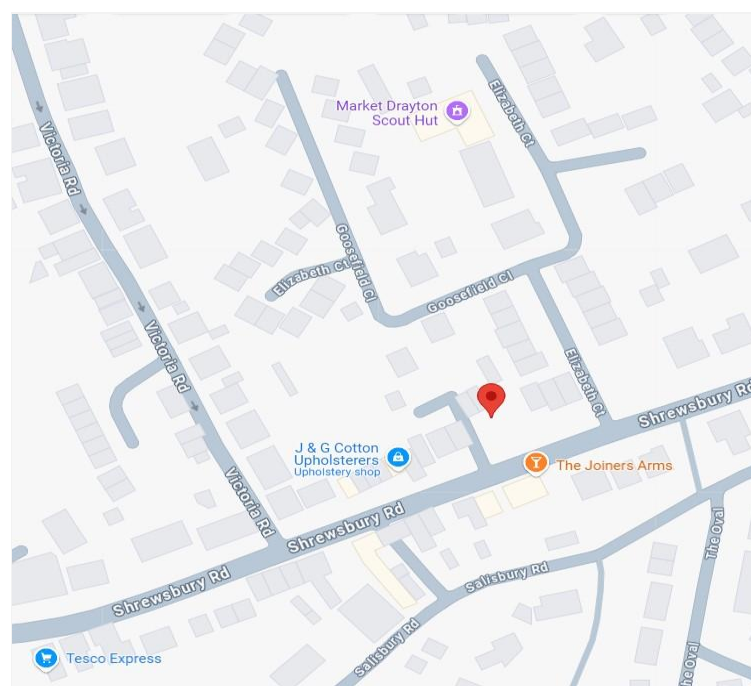
## Useful Information

**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 gas central heating and all main 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  
Tel: 0345 678 9002

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

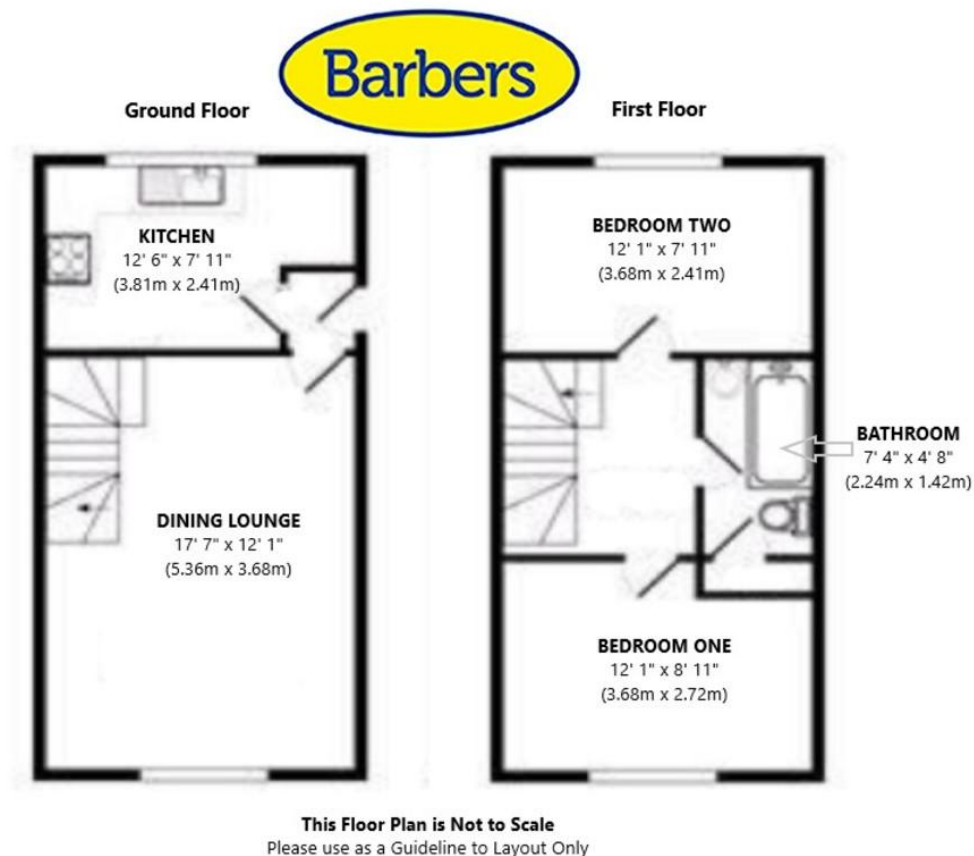


**DIRECTIONS:** From our office on Maer Lane turn left, left at Nagington's Garage and right on Frogmore Road. Turn right on Shropshire St which becomes Shrewsbury Road and you can park on the road by Pete's Chippy as the two allocated spaces may be occupied. The property is across the road and can be 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.





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

**Barbers**