



Helping *you* move



## 17 Simons Road, Market Drayton, TF9 3DX

Perfect for First Time Buyers or Investors, this is a light and spacious Two Bedroom Semi-Detached House in a popular location that's offered to the market with No Upward Chain.

Offers in the Region of  
**£175,000**



## Overview

- Two Bedroom Semi Detached House
- Offered with No Upward Chain
- Entrance Porch, spacious Lounge, Kitchen, Garden Room
- Two Bedrooms, Bathroom
- Driveway Parking, Enclosed Rear Garden
- Ideal First Time Buy or Rental Investment
- Energy Efficiency Rating - C
- Council Tax Band - B



## Brief Description

To the front of the property is a wide Driveway giving you Off Road Parking for Two Cars, and the front door opens to a small Hallway that's perfect for coats and shoes. A door from the Hall opens to the light and spacious Lounge with stairs up to the first floor and an attractive fireplace housing an electric fire. A glazed door leads through to the Kitchen which has a good range of traditional units, plumbing for your washing machine and space for your cooker and a fridge, and a further door that leads to the Garden Room which has doors to the front of the property, and to the garden. To the first floor are two Double Bedrooms and the Bathroom which has an electric shower over the bath.

There's a good-size, enclosed rear Garden with a patio seating area, lawn, paved path to a garden shed, and mature trees and shrubs.

## 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 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.



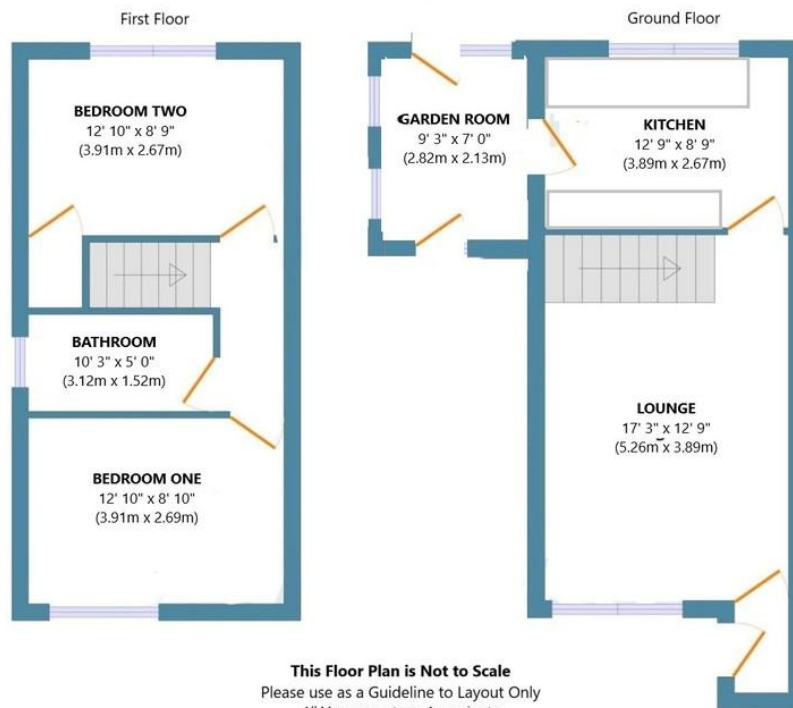
**DIRECTIONS:** From our office on Maer Lane turn left, left at Nagington's Garage and right on Frogmore Road. Turn right on Shropshire St which becomes Shrewsbury Road. Turn right just after the junior school onto Alexandra Road and immediately left onto Simons Road where the property is located on the left hand side 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



## Barbers



## 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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## Barbers