



Helping *you* move



39 Windsor Drive, Market Drayton, TF9 1RL

In an enviable location giving you direct access to the Shropshire Union Canal, this is a spacious Two Bedroom Detached Bungalow with Driveway Parking and a pretty rear Garden.

Offers In Region Of
£235,000

Overview

- Semi-Detached Two Bedroom Bungalow with Direct Access to the Shropshire Union Canal
- Front Porch, Hallway, Living Room, Dining Kitchen, Garden Room
- Two Bedrooms, Shower Room
- Rear Garden, Driveway Parking, Garage Store, Car Port
- Walking Distance of Bus Stop for the Tow Circular Bus Route
- Council Tax Band - B
- Energy Proficiency Rating - D



Brief Description

The accommodation includes the Porch that opens to the L-Shaped Hallway with airing cupboard and loft access, a generous Lounge with a large picture window to the front, and Open Plan Dining Kitchen with an excellent range of units with integrated oven and gas hob with extractor fan over, and space for your washing machine and fridge. Off the Dining Area is the Hobby Room with a door out to the Garden. Bedroom One is a generous double room with a wall of built-in wardrobes, Bedroom Two is a good-size single room, and the Shower Room has a corner shower, WC and a wash basin set in a vanity unit with storage below.

The Garage Store is used for storage only, and the driveway leads under the carport to the side of the property giving you Parking for two cars. The rear Garden has the most wonderful aspect looking out over the canal basin, and offers you a small lawned area, paved patio and a gate is the canal tow path that's just perfect for an evening stroll!

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.



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

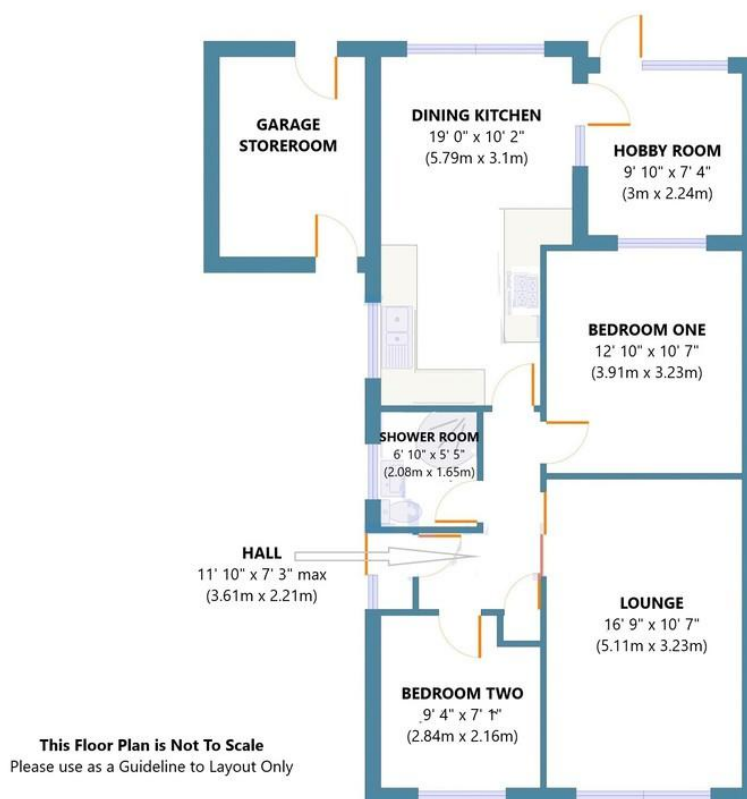
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From our office on Maer Lane turn right, then right on Fairfields Road and immediately left on Rowan Road. Take the second left onto Windsor Drive and the property is on your left 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,
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Barbers