



Helping *you* move



61 Country Meadows, Market Drayton, TF9 3LP

Offered with **No Upward Chain** is this nicely presented, light and spacious Two Bedroom Detached Bungalow with Dining Lounge, Kitchen with Integrated Appliances, Garden and Detached Garage.

Offers In Region Of

£295,000

Overview

- Nicely Presented Two Bedroom Detached Bungalow
- *No Upward Chain*
- Entrance Hall, Lounge with Log Burner and Patio Doors
- Smart Kitchen with an excellent range of Integrated Appliances
- Two Double Bedrooms, Modern Shower Room
- Enclosed Rear Garden with Lawn and Patio, Detached Single Garage, Driveway Parking
- Council Tax Band - C, Energy Rating - D



Brief Description

This appealing Bungalow offers you light and spacious accommodation throughout. The front door opens into a central Reception Hall, and there's a spacious Dining Lounge with a log burning stove and the Kitchen has been cleverly updated to include a wealth of integrated appliances including a double oven, microwave, hob with extractor fan over, fridge freezer, dishwasher, washing machine - and there's even a 'Quettle' tap giving you instant hot water. Both Bedrooms are double rooms with built-in wardrobes, and completing the accommodation is the well-appointed Shower Room with walk-in shower.

Externally, the property has a smart, low-maintenance frontage with a Detached Garage and Driveway Parking. To the rear is a good-size garden with patio, lawn and mature trees and shrubs - and is a lovely spot to catch the afternoon sun.

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.



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 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

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

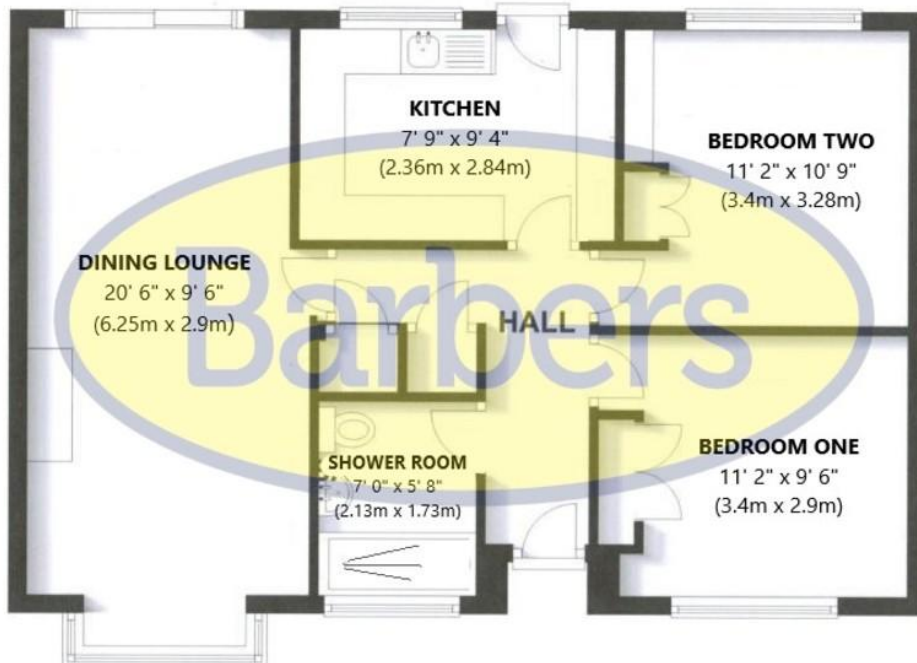


DIRECTIONS: From our office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road, and then left on Alexandra Road. Turn right on Shrewsbury Road, and after a mile bear right on Country Meadows where, after approximately 500 yards, the property is on the corner and can be identified 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.

GROUND FLOOR APPROX. 60.8 SQ. METRES (654.3 SQ. FEET)



TOTAL AREA: APPROX. 60.8 SQ. METRES (654.3 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.



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.

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