



Helping *you* move



## 88 Frogmore Road, Market Drayton, TF9 3AR

\*No Upward Chain\* A Two Bedroom End-of-Terrace Cottage with a larger-than-average rear Garden that would benefit from updating throughout.

Offers In Region Of

**£140,000**

## Overview

- Two Bedroom End of Terrace House
- \*No Upward Chain\*
- Front Porch, Lounge, Dining Room & Kitchen
- Two Double Bedrooms, Bathroom
- Brick Out Building with Store and Gardener's Loo
- On Road Parking, Walking Distance of Town Centre
- Would Benefit from Updating Throughout
- Council Tax Band - A, Energy Rating - D



## Brief Description

To the front is a small walled patio and the Front Porch opens into the Lounge which has a gas fire. The Lounge leads through to the Dining Room which also has a gas fire, stairs to the first floor and is open to the Kitchen which has a good range of units, space for your fridge, washing machine and cooker, and a door out to the rear Garden.

To the first floor are two Double Bedrooms and the Bathroom which has an electric shower over the bath.

To the rear of the property is a courtyard, a brick outbuilding with a store and gardener's loo and then a very long lawned Garden. Your neighbour does have the right of access to the rear for bringing the bins round to the front.

## 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](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.

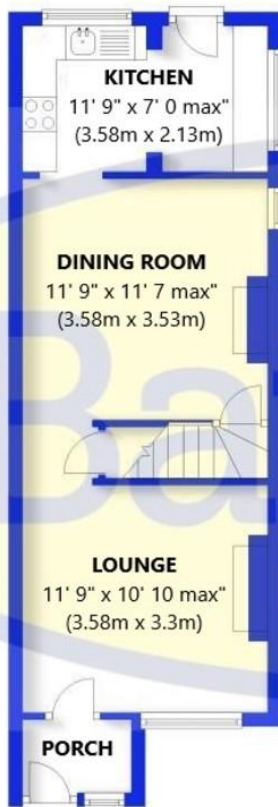


**DIRECTIONS:** From our office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road and then left on Frogmore Road where the property is on your left and can be identified by our For Sale sign.

**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.

**Ground Floor**  
Approx. 37.7 sq. metres (406.0 sq. feet)



**First Floor**  
Approx. 32.5 sq. metres (350.2 sq. feet)



Total area: approx. 70.3 sq. metres (756.2 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.

**BARBERS ESTATE AGENT:** Tower House, Maer Lane,  
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