



Helping *you* move



Millard, Salisbury Road, Market Drayton, TF9 1BY
For Sale by Modern Method of Auction - Set on a generous Garden Plot, this is a spacious Three Bedroom Detached Bungalow with Breakfast Kitchen, spacious Lounge, Garage with Driveway Parking - and is offered to the market with No Upward Chain.

£190,000
Guide Price

Overview

- Three Bedroom Detached Bungalow
- Generous Garden Plot
- Driveway Parking, Detached Single Garage
- No Upward Chain
- Entrance Hall, Living Room with Bay Window
- Breakfast Kitchen
- Two Double and One Single Bedrooms
- Central Hallway, Wet Room
- Council Tax Band – C
- EPC Rating - E



Brief Description

The accommodation is set around a central Hallway, and to your left is the spacious Living Room with a bay window overlooking the front Garden. The Breakfast Kitchen has a good range of kitchen units, space for your cooker, fridge and washing machine, built-in cupboard, space for your table and a door to the driveway to the side of the property. All the Bedrooms are a good-size, with Bedroom One being a spacious Double and Bedroom Three is a Single room - and completing the accommodation is the Wet Room.

Externally, the Gardens are a real selling point of this lovely property. There's the generous front Garden and driveway to the Detached Garage, and to the rear is an equally generous Garden with large central lawned area, paved pathway and gravelled orchard area with a mix of apple trees.

Location

Market Drayton is a busy market town with a weekly Wednesday Street market 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.

A wider range of shops and facilities can be found in 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.

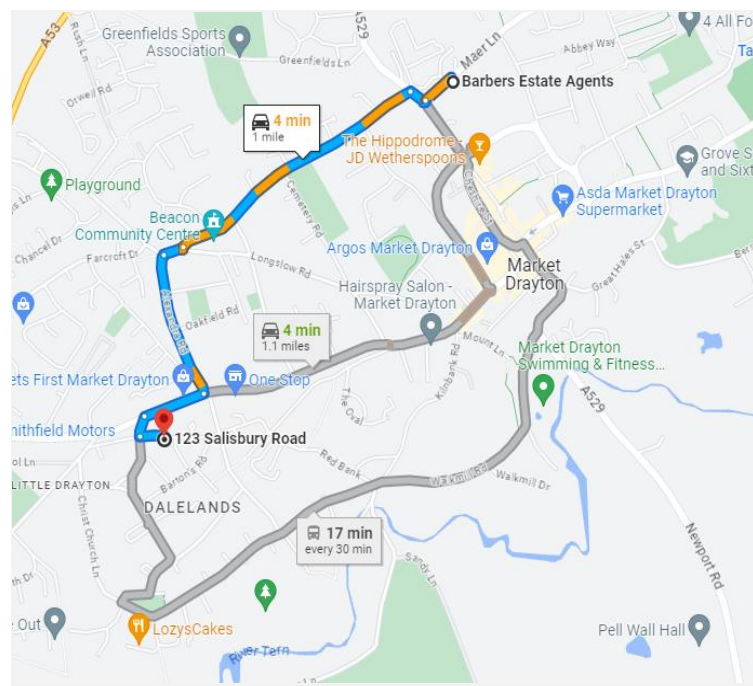


Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that all mains services and gas central heating are available. The hot water tank can be heated through the boiler or using an immersion switch. 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



This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyer's solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.5% to a minimum of £6,000 including VAT, which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative.

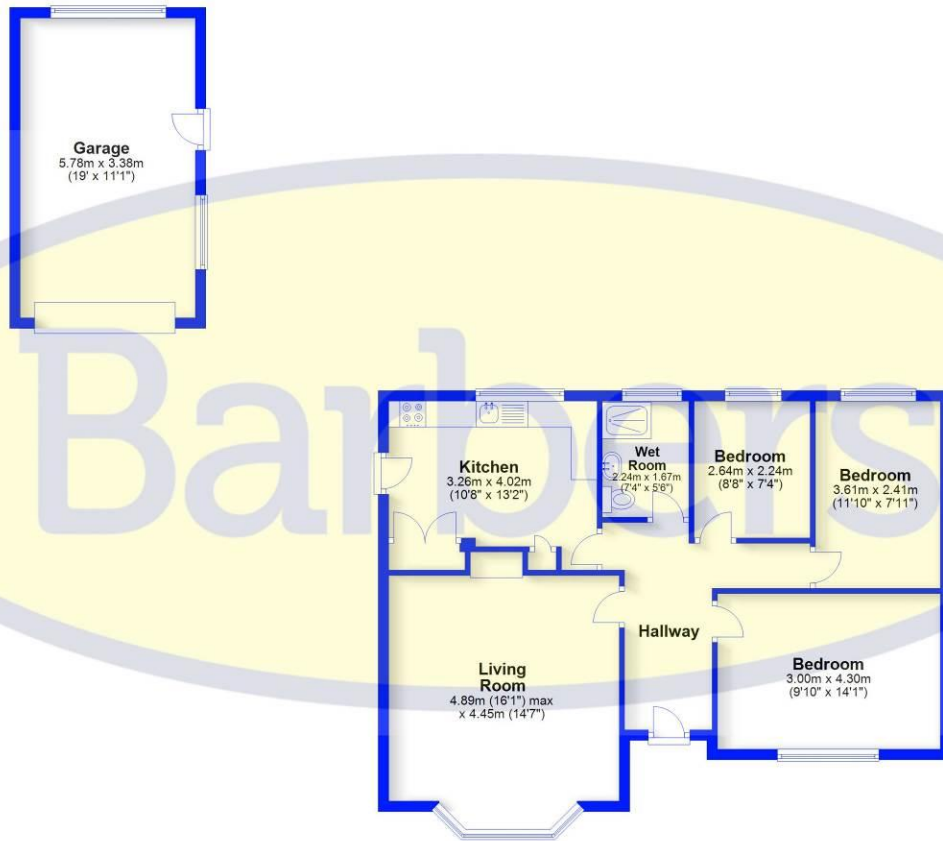
The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold. (Reservation Fee is in addition to the final negotiated selling price.)

I Am Sold Ltd - telephone: 0121 366 0539 or email: enquiries@iam-sold.co.uk

Ground Floor

Approx. 95.1 sq. metres (1023.8 sq. feet)



Total area: approx. 95.1 sq. metres (1023.8 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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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