



Helping *you* move



30 Campbell Road, Market Drayton, TF9 1QZ

A Three Bedroom Semi-Detached House with spacious Living Accommodation including a Kitchen, Lounge, Dining Room and Utility - and being offered to the market with No Upward Chain.

Offers in the Region of
£170,000

Overview

- Semi-Detached Three Bedroom House with No Upward Chain
- Popular Residential Area
- Entrance Porch, Hallway
- Spacious Breakfast Kitchen, Lounge, Dining Room
- Utility, Garage Store
- Two Double and One Single Bedrooms, Bathroom
- Driveway Parking
- Enclosed Rear Courtyard Garden
- Council Tax Band – B
- Energy Rating - D



Brief Description

The Entrance Porch leads to the Hallway and to your left is a large Breakfast Kitchen with a good range of traditional units, space for a Range-style cooker and a tall fridge freezer. The Lounge is a lovely light and spacious room, with an archway leading through to the Dining Room which has a door leading out to the rear Garden. Off the Dining Room a door leads through to the Utility/WC and a further door then leads on to the Garage Storeroom. To the first floor is the Galleried Landing, two Double Bedrooms, a Single Bedroom and the Bathroom.

To the front of the property is a small Garden and Driveway Parking for one vehicle. To the rear of the property is an enclosed Courtyard Garden with a raised bed to one side and patio which will make a really sunny family space.

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 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



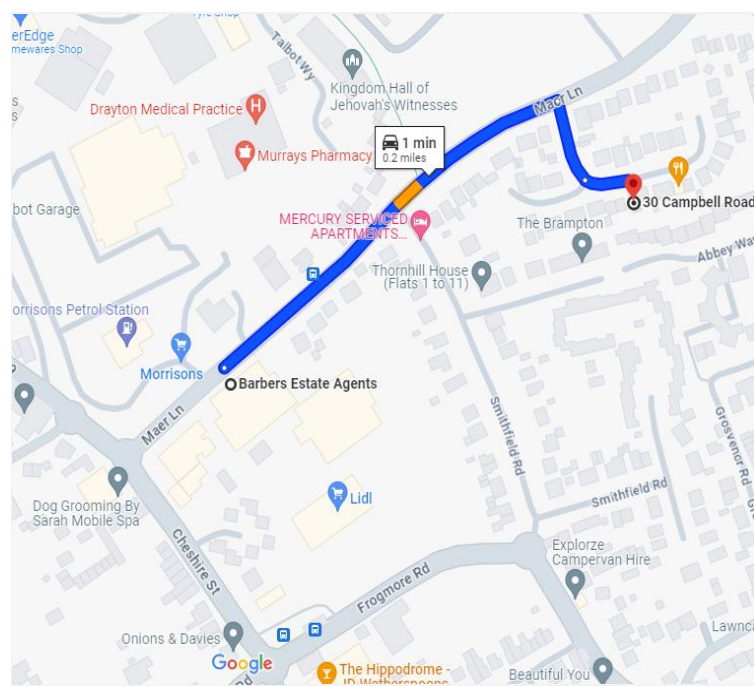
Useful Information

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 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, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

TENURE: For more details go to: www.barbers-online.co.uk



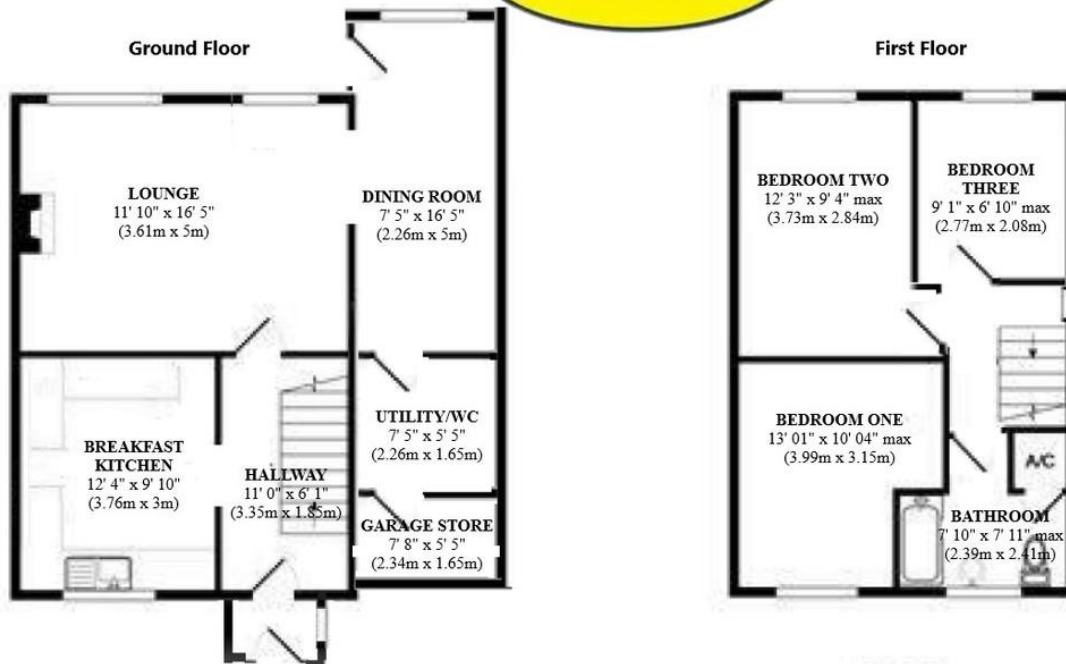
DIRECTIONS: From our office on Maer Lane turn right and then second right on Campbell Road. Bear left and then the property will be on your right and can be identified by our For Sale sign.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

TENURE: We are advised that the property is Freehold and to be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

Barbers



Floor Plan
Not to Scale

Please use as a Guideline Only



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