



Helping *you* move



## 17 Waterside Drive, Market Drayton, TF9 1HU

Set in a wonderful location close to the Shropshire Union Canal, this Two-Bedroom Mid-Mews House has recently been updated throughout, including a new Kitchen and Bathroom, and comes with off-road Parking and is offered to the market with No Upward Chain.

Offers In Region Of  
**£225,000**

## Overview

- Two Bedroom Mid-Mews House
- Recently Updated Throughout, No Upward Chain
- Entrance Hall, Spacious Lounge
- New Dining Kitchen, Conservatory
- Two Double Bedrooms, New Bathroom
- Enclosed Courtyard Garden
- Allocated Parking for Two Cars
- Direct Access to Shropshire Union Canal
- Council Tax Band – B
- Energy Rating - C



## Brief Description

Set in an enviable canal side location, this lovely property offers you an Entrance Hall, spacious newly carpeted Lounge, Dining Kitchen with newly fitted Kitchen with integrated oven, hob and extractor fan over and a large Conservatory to the ground floor. To the first floor are two Bedrooms and a newly updated Bathroom.

Externally, French doors from the Conservatory lead out to the rear gravelled Courtyard Garden with garden shed and a door out to the rear Parking area where you have reserved Parking. But it's the front aspect and location of this property that set it apart from the rest! From the lawned Front Garden you have a wonderful view out to the canal basin, and a short walk over the canal bridge gives you direct access to the tow path and miles of countryside walking along the side of the canal.

## Location

Set in a canal side location to the edge of Market Drayton - 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.

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

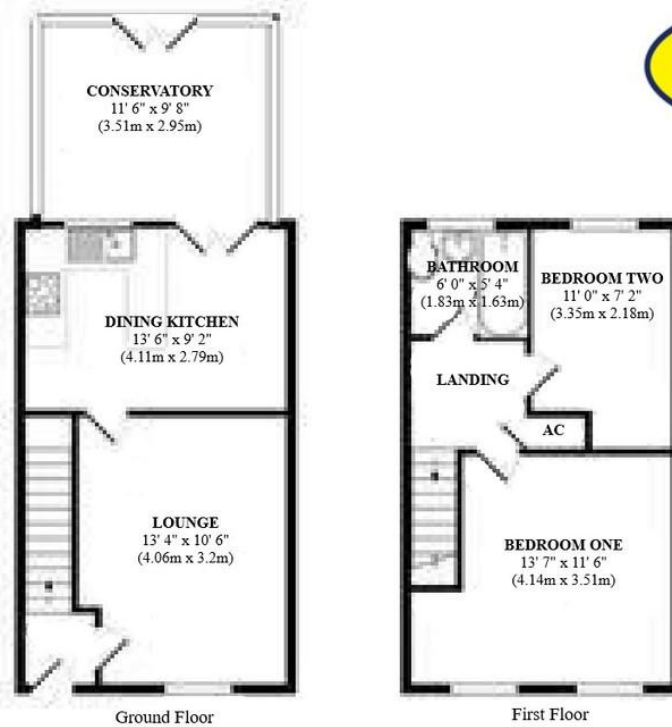
**FOR MORE INFORMATION:** Go to:  
[www.barbers-online.co.uk](http://www.barbers-online.co.uk)



**DIRECTIONS:** From our office on Maer Lane turn left, then right on Smithfield Road, straight over the first two mini roundabouts and then left on Newcastle Road. Bear left on Betton Road, over the canal bridge and then left onto Waterside Drive. There is a row of houses on your left leading down to the canal - No 17 is the second one 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.



**FLOOR PLAN**  
Not to Scale  
Please use as a guideline only  
All measurements are approximate

17 Waterside Drive  
Market Drayton



## 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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