



Helping *you* move



## 24 Drayton Mill Court, Market Drayton, TF9 1EF

Tucked away on this highly popular development in the heart of Market Drayton is this Two Bedroom Mid-Mews House with a spacious Lounge, Parking for one vehicle and is offered to the market with No Upward Chain.

Offers In Region Of  
**£150,000**



## Overview

- Two Bedroom Mid-Mews Terraced House with No Upward Chain
- Entrance Hall, Cloaks/WC, Spacious Lounge, Kitchen with Dining Area
- Gallery Landing, Two Bedrooms, Bathroom
- Small Rear Courtyard with Side Access and Carport
- Council Tax Band – B
- Energy Rating - C



## Brief Description

Offered to the market with No Upward Chain, the property also benefits from a brick-built carport. The accommodation to the ground floor includes the Entrance Hall, Cloaks/WC, spacious Dining Lounge with with an integrated oven with electric hob and extractor fan over, space for your washing machine and fridge, and a door out to the rear Courtyard. To the first floor is the Gallery Landing with an airing cupboard and loft access. Bedroom One is a generous double room with double built-in wardrobes, Bedroom Two is a small double and completing the accommodation is the Bathroom.

Externally, the property is to the rear of this residential development, with one Parking Place i in the Car Port, a shared courtyard to the front and a small private courtyard to the read with a gate to the path that leads down the side of the property.

## 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.

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



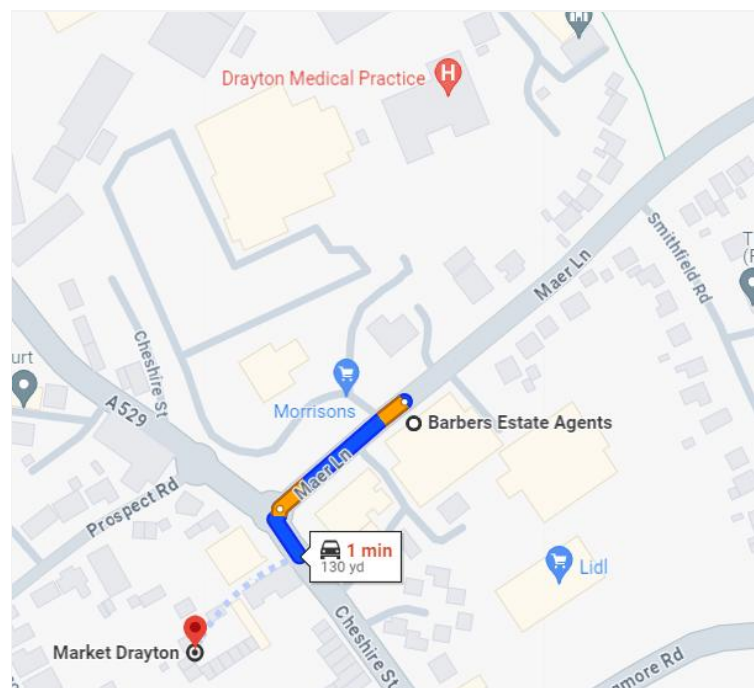
### Useful Information

**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, left at Nagington's Garage and then immediately right onto Drayton Mill Court, drive under the arch on the far side of the car park. Your Parking Space is to the right and is the first carport and space in the brick built carports with an apartment over. The property is then in the far left corner and can be identified by our For Sale sign.

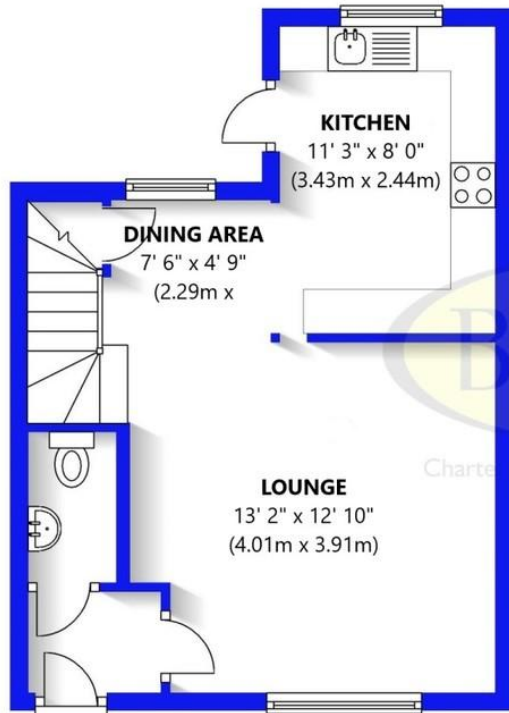
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are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



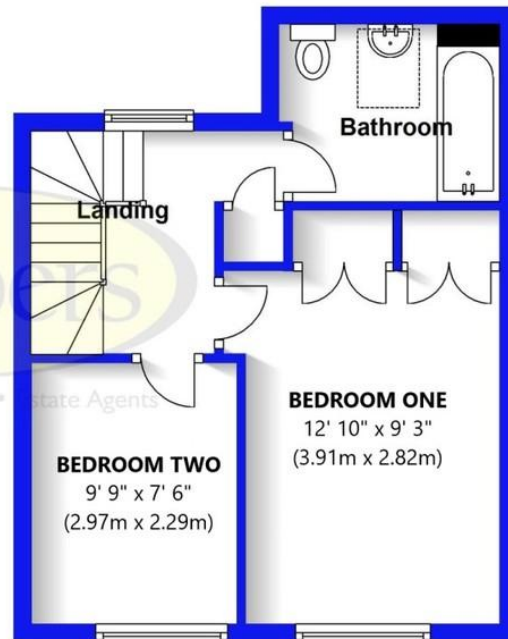
## Ground Floor

Approx. 33.7 sq. metres (362.7 sq. feet)



## First Floor

Approx. 32.0 sq. metres (344.8 sq. feet)



Total area: approx. 65.7 sq. metres (707.5 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.

**TENURE:** We are advised that the property itself is Freehold, with the Freehold of the whole development being owned by the twenty properties, with each having one share. There is an annual management fee of £480 to cover these shared costs. Please ensure this is confirmed by the Vendors Solicitor during the Pre-Contract Enquires. Vacant possession upon completion.



## 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.

BARBERS ESTATE AGENT: Tower House, Maer Lane,  
Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
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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.