



Helping *you* move



## 54 Shrewsbury Road, Market Drayton, TF9 3DL

Set in a great location for access to Market Drayton Town Centre, this First Floor Two Bedroom Apartment is ideal for First Time Buyers or Investors - and is offered to the market with No Upward Chain.

Offers In Region Of  
**£82,500**

## Overview

- Two Bedroom First Floor Apartment with No Upward Chain
- Independent Access to Front
- Hallway, Bathroom, Kitchen and spacious Lounge
- One Double and One Single Bedrooms
- Two Allocated Parking Spaces to the rear
- Walking Distance of Local Shops and Bus Stop
- Council Tax Band - A, Energy Rating - C



## Brief Description

The apartment has its own independent ground floor Entrance with stairs leading up to the first floor Landing which has Loft access, a large coats cupboard and the airing cupboard housing the hot water boiler.

The Living Room is a lovely, light space and a door leads through to the Kitchen which has a good range of units and space for a tall fridge freezer, cooker and washing machine. Returning to the Hall and the modern Bathroom has an electric shower over the Bath, wash hand basin and a W.C. Completing the accommodation are the two Bedrooms - Bedroom One is a double room and Bedroom two is a single room.

## 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.





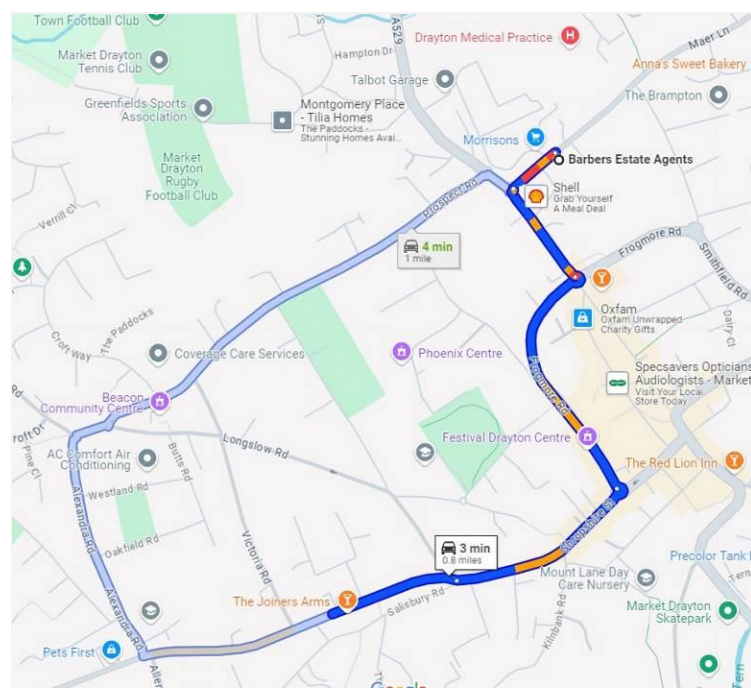
## Useful Information

**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 mains water, drainage and electricity services are available, with night storage heaters. 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

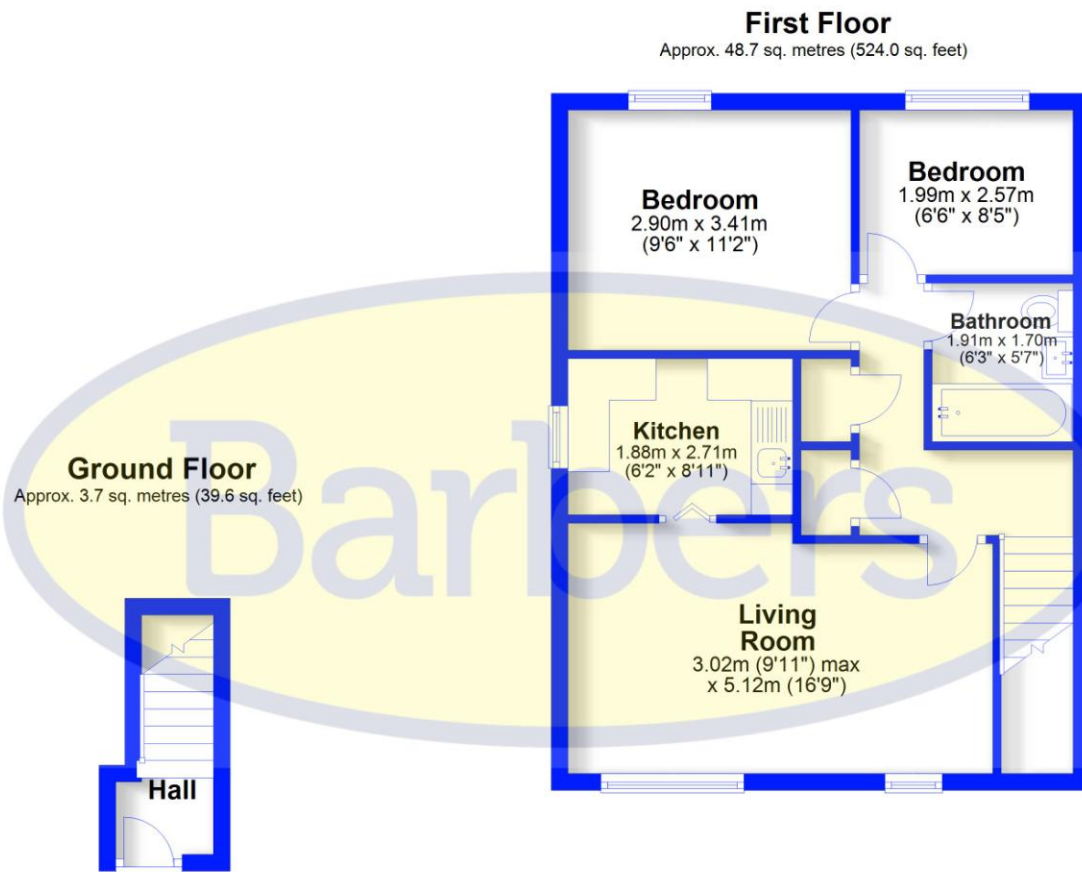
**TENURE:** We are advised that the property is Leasehold.



**DIRECTIONS:** From our office on Maer Lane turn left, then left at Nagington's Garage, right on Frogmore Road and at the mini-roundabout turn right on Shropshire Street which becomes Shrewsbury Road. After approximately 0.2 miles the property is on your right and can be identified by our For Sale sign - the residents' parking is to the rear of the building. What3Words: brisk.paints.duke

**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.



Total area: approx. 52.4 sq. metres (563.6 sq. feet)

Plan produced by [www.firstpropertyservices.co.uk](http://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

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Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)



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.