



Helping *you* move



## 1 Birch Close, Market Drayton, TF9 1NR

A beautifully presented, light and spacious Two Bedroom Semi-Detached Bungalow set on a large corner plot, with Detached Garage and enclosed rear Courtyard Garden.

Offers In Region Of  
**£245,000**



## Overview

- Beautifully Presented Two Bedroom Semi-Detached Bungalow
- Large Corner Plot plus Courtyard Garden, Detached Garage
- Entrance Hall, Living Room, Breakfast Kitchen
- Two Double Bedrooms, Shower Room
- Double Gates to rear Garden for additional Parking if needed
- Council Tax Band - B, Energy Rating - C



## Brief Description

The front door opens into the Hallway and the Living Room is a lovely light space with a feature fireplace housing a gas fire and large picture window overlooking the front Garden. The Breakfast Kitchen has recently been updated with smart, flat-fronted units, an integrated oven and gas hob, space for you washing machine and tall fridge freezer, larder cupboard housing the Glow Worm central heating boiler, and a door out to the rear Courtyard Garden. The Principal Bedroom is a very generous double room with triple part-mirrored wardrobes and Bedroom Two is another double room that's currently used as a Home Office. Completing the accommodation is the newly updated Shower Room with double shower and wash hand basin & WC set in a vanity unit.

Externally, the outside is presented to the same high standards as the bungalow itself. To the front is a gravelled garden and to the side is a wide, lawned Garden. To the rear is an enclosed Courtyard Garden and a detached Garage with electric Garage door.

## 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





# Your **Local** Property Experts

01630 653641



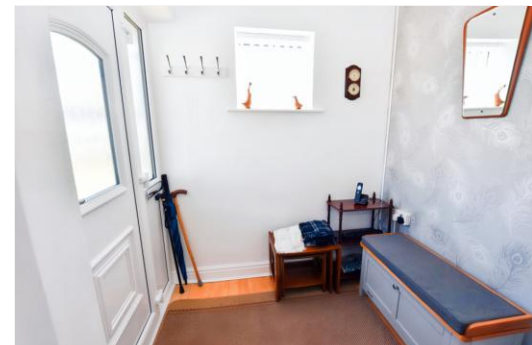
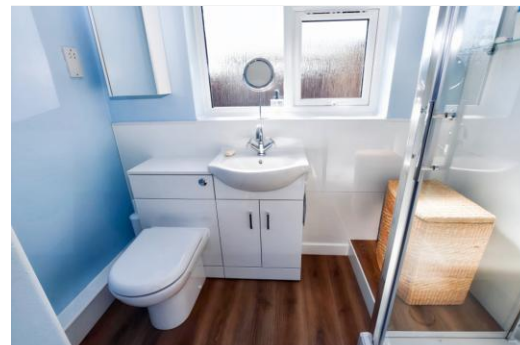
## Useful Information

**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 are available with gas central heating. 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 Freehold. The Vendor's Solicitor will confirm this.

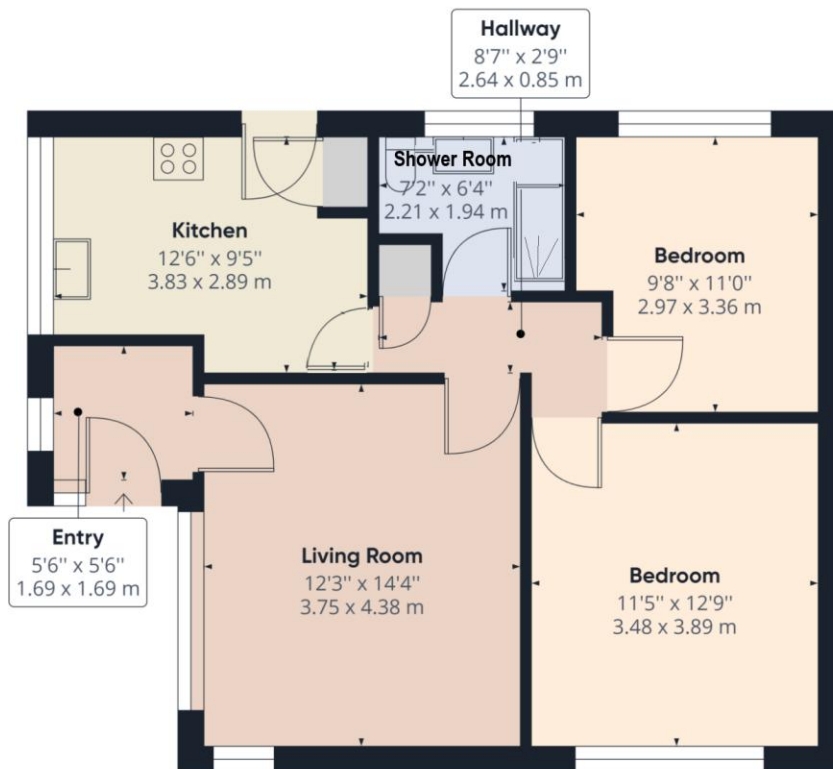


**DIRECTIONS:** From our office on Maer Lane turn left, left at Nagington's Garage, right on Frogmore Road and then right again on Shropshire Street which becomes Shrewsbury Road. After 0.8 miles turn left on Sherwood Crescent, keep right and Birch Close is the third turning on the right and the property is on the corner.

**INDEPENDENT MORTGAGE ADVICE:** To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

**AML REGULATIONS:** We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

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This Floor Plan is Not to Scale  
Please Use as a Guideline to  
Layout Only

Approximate total area<sup>(1)</sup>

654.13 ft<sup>2</sup>  
60.77 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## 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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