



Helping *you* move



20 Drayton Mill Court, Market Drayton, TF9 1EF

Tucked away in this highly popular residential development that's just a few minutes' walk to Market Drayton High Street is this nicely presented Two Bedroom Mid Terraced House that's offered to the market with No Upward Chain.

Offers In Region Of
£167,500

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Helping *you* move

Overview

- Two Bedroom Mid-Terraced House with No Upward Chain
- Within Walking Distance of Shops and the High Street
- Entrance Hall, Ground Floor Guest WC, Open Plan Dining Lounge, Kitchen
- One Double and One Single Bedrooms, Bathroom
- Rear Courtyard Garden, Allocated Parking Space
- Council Tax Band - B, Energy Rating – D, Service Charge is £40 per month so £480 per annum



Brief Description

The accommodation includes the Entrance Hall off which is the Guest WC, and an Open Plan Dining Lounge with stairs to the first floor that opens through to the Kitchen. Here you'll find an excellent range of modern units with integrated oven with hob and extractor fan over, space and plumbing for your washing machine, space for your fridge, and a door that leads out to the courtyard garden which has steps up to the gated side access. To the first floor and the Landing has an airing cupboard and loft access. Bedroom One is a generous double room with built-in double wardrobes and Bedroom Two is a good-size single room, and completing the accommodation is the Bathroom with a WC., pedestal wash hand basin and a paneled bath with shower over, Velux window, shaving point and radiator.

Externally, there's the rear courtyard garden and the property benefits from an allocated parking space.

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.



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
Tel: 0345 678 9002

TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.

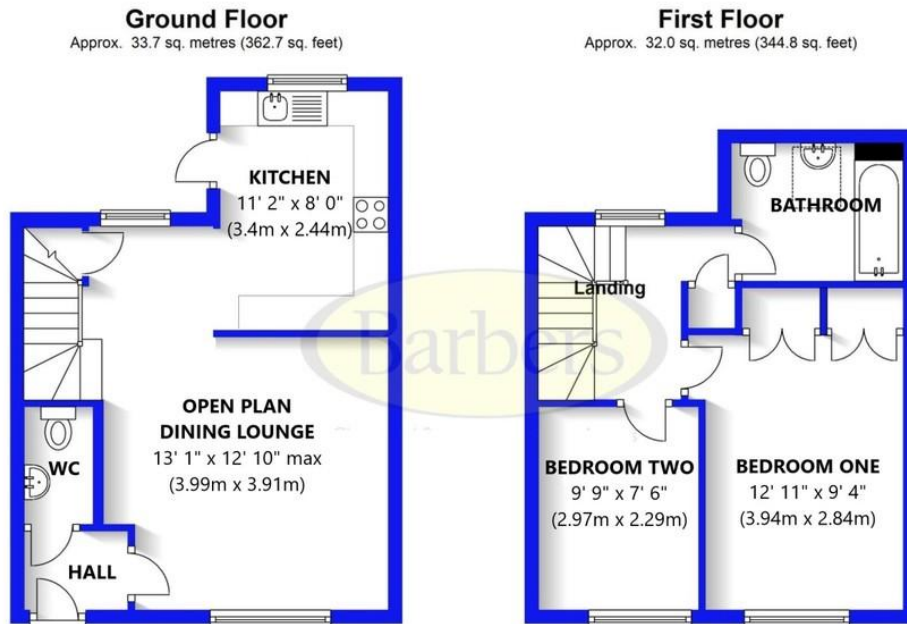


DIRECTIONS: From our office on Maer Lane turn left, left at Nagington's Garage and then immediately right onto Drayton Mill Court. Go through the archway and No 20 is on your left with an allocated parking space.

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.

BARBERS EMPLOYEE DECLARATION: Estate Agency Act 1979. The owner is an employee of Barbers.



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.



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.



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