



Helping *you* move



## 27 Allen Gardens, Market Drayton, TF9 1BS

A very nicely presented, light and spacious Three Bedroom Detached Bungalow with Lounge, Dining Room, Conservatory and Principal Bedroom with En Suite that's offered to the market with No Upward Chain.

Offers In Region Of  
**£295,000**

### Overview

- Three Bedroom Detached Bungalow with No Upward Chain
- Nicely Presented Throughout
- Lounge, Dining Room, Conservatory, Kitchen, Bathroom
- Principal Bedroom with En Suite, Bathroom, Two Further Bedrooms - one presented as a Home Office
- Lawned Rear Garden, Patio with Pergola, large open-fronted Barn Store; Detached Garage with Driveway Parking
- Council Tax Band - D, Energy Rating - B



### Brief Description

The front Porch opens to the L-Shaped Hallway and to your right is the Lounge with a large bay window and a gas fire set in a feature surround. The Dining Room opens through to the Conservatory which has French doors out to the rear Garden, and the Kitchen has a good range of modern, flat-fronted units with integrated oven, microwave, hob with extract fan over and space for your washing machine.

The Principal Bedroom has an excellent range of fitted wardrobes, a Dressing Area with French doors to the Garden, and an En Suite Shower Room. Bedroom Two is a generous double room with a wall of built-in wardrobes, and Bedroom Three is presented as a Home Office. Completing the accommodation is the Bathroom with a mains shower over the bath.

The rear Garden is fully enclosed with mature borders, a brick BBQ, a timber pergola over the patio seating area and a super open-fronted barn. To the front is a concrete imprinted Driveway leading to the Detached Garage.

### 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 and gas central heating are available, plus solar panels connected to a 3.5kw storage battery. 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

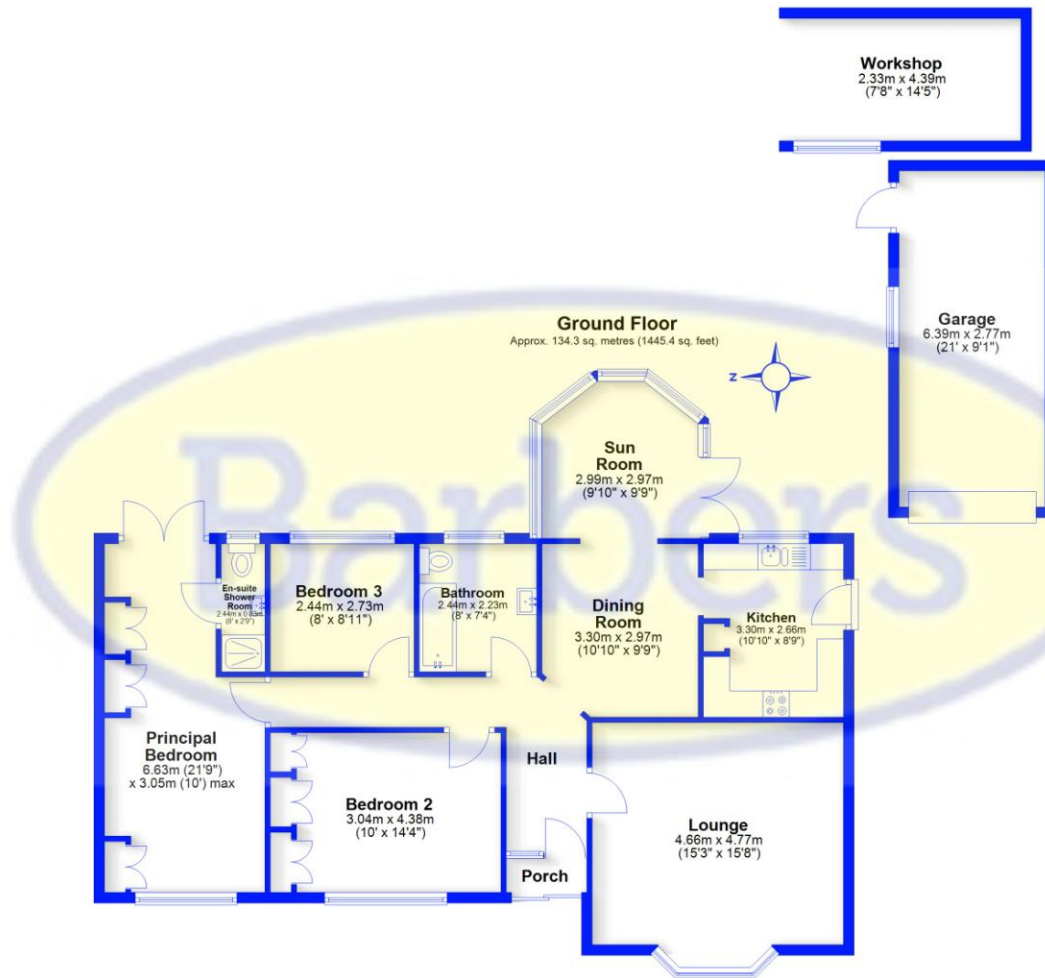
**TENURE:** We are advised that the property is Freehold.



**DIRECTIONS:** From our office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road and left on Alexandra Road (time exclusions apply to the area in front of the school during term time). Straight over the junction onto Allen Gardens and the property is the first one on the left and can be identified by our For Sale sign.

**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.



Total area: approx. 134.3 sq. metres (1445.4 sq. feet)

Plan produced by [www.firstproperty-services.co.uk](http://www.firstproperty-services.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**

**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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