



Helping *you* move



55 Vernon Drive, Market Drayton,
Shropshire, TF9 3UW

Three Storey Town House with Larger Than Average Plot,
Garage and off-Road Parking. OFFERED WITH NO UPWARD
CHAIN!!!!

Offers In Region Of
£248,500

Overview

- Three Storey Town House
- Entrance Hall, Ground Floor W.C.
- Lounge, Dining Kitchen
- Additional Reception Room
- Three Bedrooms
- Ensuite Shower Room
- Family Bathroom
- Off Road Parking
- Integral Garage
- Larger than Average Plot
- Well Presented Throughout
- Offered with No Upward Chain!
- Council Tax Band - C
- Energy Rating - C



55 Vernon Drive is a spacious, nicely presented Three Bedroom End -Townhouse on a very popular development in Market Drayton. To the ground floor is the Integral Garage with door to the rear Garden, Entrance Hallway, Cloakroom/WC and a reception room that is currently used as a Playroom. Moving onto the First Floor is the fitted Breakfast Kitchen, good-size Lounge Diner and a generous Family Bathroom. To the top floor is the light and spacious Principal Bedroom with En Suite Shower Room and two further Bedrooms.

To the rear is a good-size fully enclosed Garden which is laid mainly to lawn with a patio entertaining area. As well as the Garage, there's driveway Parking for two cars. Not forgetting the added bonus that there is no upward chain be sure to contact our Market Drayton office and arrange a viewing of this superb modern home.

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



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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



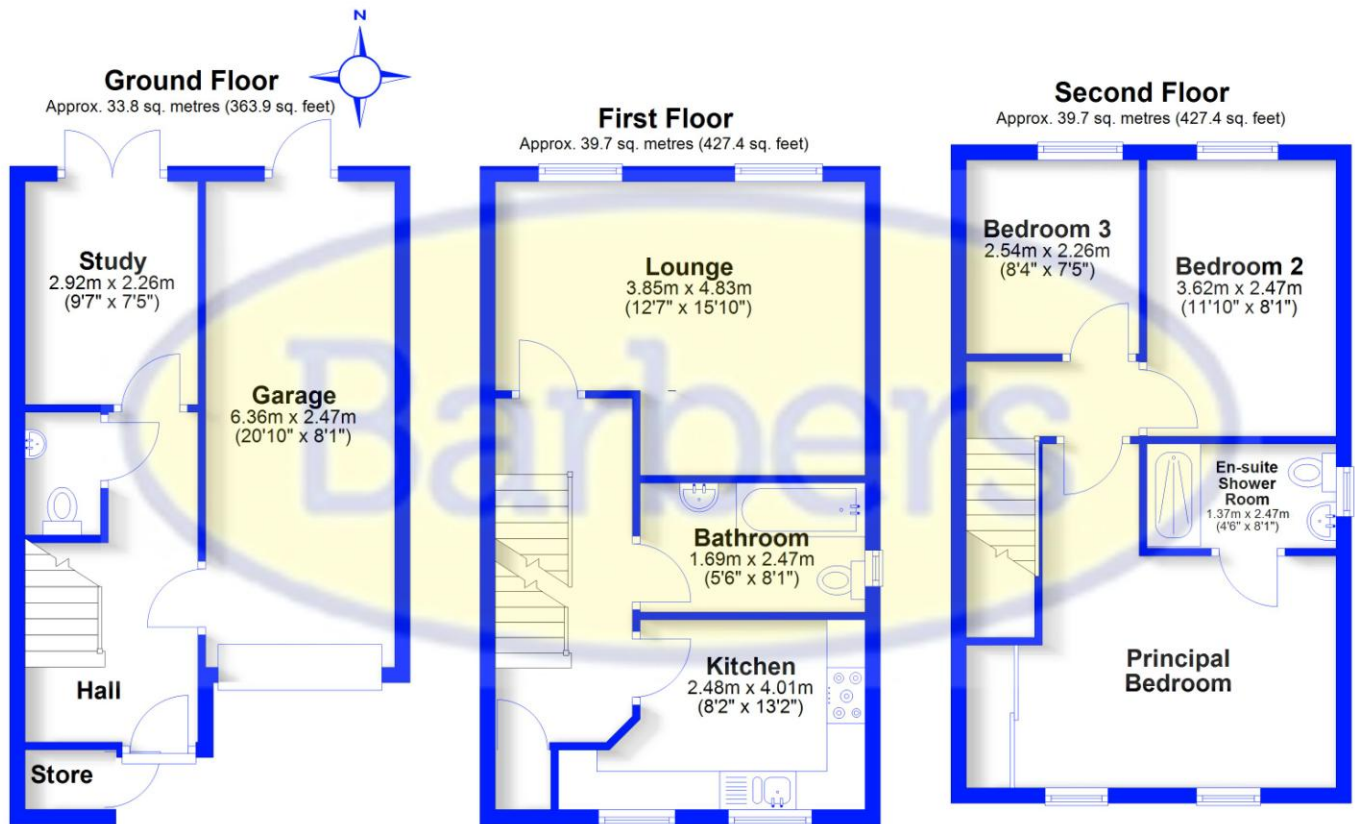
DIRECTIONS: Turn left out of our office in Maer Lane and at the mini island turn right onto Adderley Road. Turn left into Hampton Drive and follow the road round to the right into Stuart Drive. Continue along this road where you will then see Vernon Drive on the right-hand side. Turn into Vernon Drive and the property will be found on the left-hand side and can be identified by our for-sale board.

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.

LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.



Total area: approx. 113.2 sq. metres (1218.8 sq. feet)

Plan produced by 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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