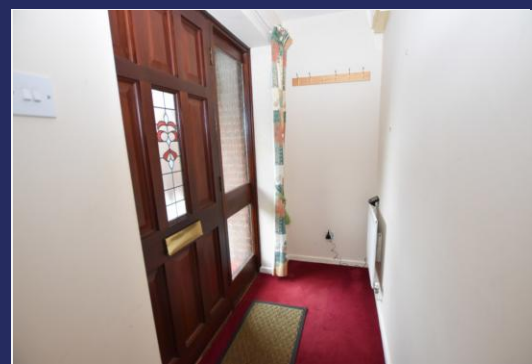




Helping *you* move



## 30 Hospital Lane, Market Drayton, TF9 3BT

Offered to the market with No Upward Chain is this spacious Two Bedroom Semi-Detached Bungalow with Driveway Parking and Landscaped Rear Garden.

Offers In Region Of  
**£185,000**



## Overview

- Two Bedroom Semi-Detached Bungalow in a Highly Popular Residential Area
- Offered to the Market with No Upward Chain
- Entrance Porch, generous Dining Lounge, Kitchen
- Two Bedrooms, Bathroom
- Lean-to Conservatory
- Landscaped Rear Garden, Driveway Parking
- Council Tax Band - B, Energy Performance Rating - TBC



## Brief Description

The property makes a great first impression with wrought iron gates set in a picket fence that open to the front Garden and Driveway giving you Parking for two cars. The front door opens to the Hall and to your right is the spacious Dining Lounge. Off the Lounge is the Kitchen with a good range of traditional units, integrated oven with gas hob and extractor over, space for your washing machine and a tall fridge freezer, a wall-mounted Glow Worm gas boiler and a door out to the side of the property.

The Inner Hall has Loft access, a good-size store cupboard and airing cupboard housing the hot water tank. There's a generous Double Bedroom with a wall of mirrored wardrobes, the Bathroom with a shower over the bath, and Bedroom Two would make the ideal Snug or Hobby Room as it has sliding patio doors out to a lean-to Conservatory with doors to the Garden.

The rear Garden has landscaped terraces with steps up to a patio area.

## 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. 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.

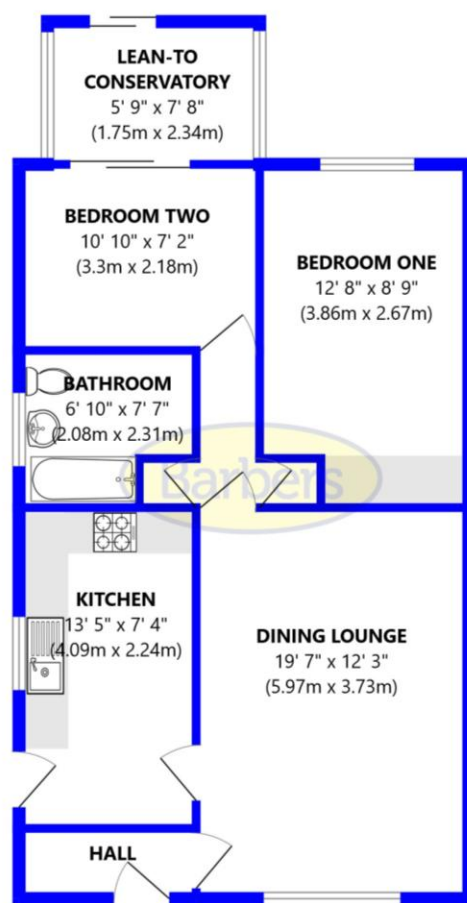


**DIRECTIONS:** From our office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road and at the second min-roundabout turn left on Alexandra Road (traffic restrictions apply 8.15-9.15 and 2.30-3.30). At the T-Junction turn right and after 0.2 miles turn right on Kings Avenue and immediately left on Hospital Lane where the property can be identified by our For Sale sign.

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

**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.





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

TOTAL FLOOR AREA: 67.7 sq.m. (728 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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,  
Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

