



Helping *you* move



13 Sandringham Close, Market Drayton, TF9 1RW

There's ****No Upward Chain**** on this Three Bedroom Semi-Detached House in a highly popular residential area in walking distance of the Shropshire Union Canal - with Dining Kitchen, Lounge, Driveway Parking and Rear Garden.

Offers in the Region of

£170,000

Overview

- Three Bedroom Semi-Detached House
- No Upward Chain
- Hall, spacious Lounge
- Dining Kitchen with French Doors to the Garden
- Two Double and One Single Bedrooms
- Family Bathroom
- Driveway Parking, Rear Garden
- Council Tax Band - B, Energy Rating - D



Brief Description

This much-loved, spacious Three Bedroom Semi-Detached House is set in a highly popular residential area and, with some updating throughout, will make a wonderful family home. To the ground floor is the Hall with stairs to the first floor Landing, and to your right is the generous Lounge with a brick-built fireplace. Double doors lead through to the Dining Kitchen which has a good range of units and space for your cooker, washing machine and tall fridge freezer, and French doors out to the rear Garden. To the first floor are two good-size Double Bedrooms, a further Single Bedroom and the Family Bathroom.

Externally, the property has a front lawned Garden with a Driveway running to the side giving you Parking for 2-3 vehicles. Wrought iron gates open to the rear Garden which has a patio area, mature shrubs, a lawn and a vegetable patch.

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.



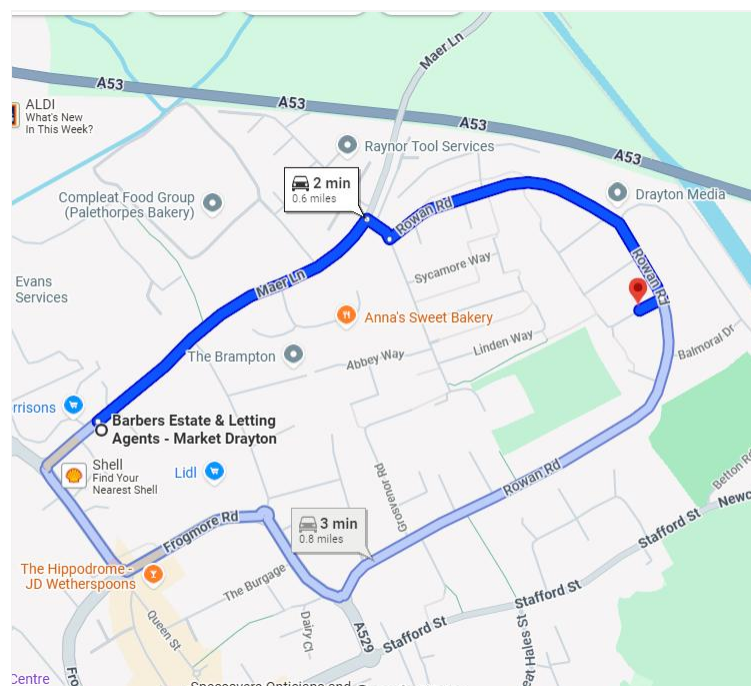
Useful Information

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

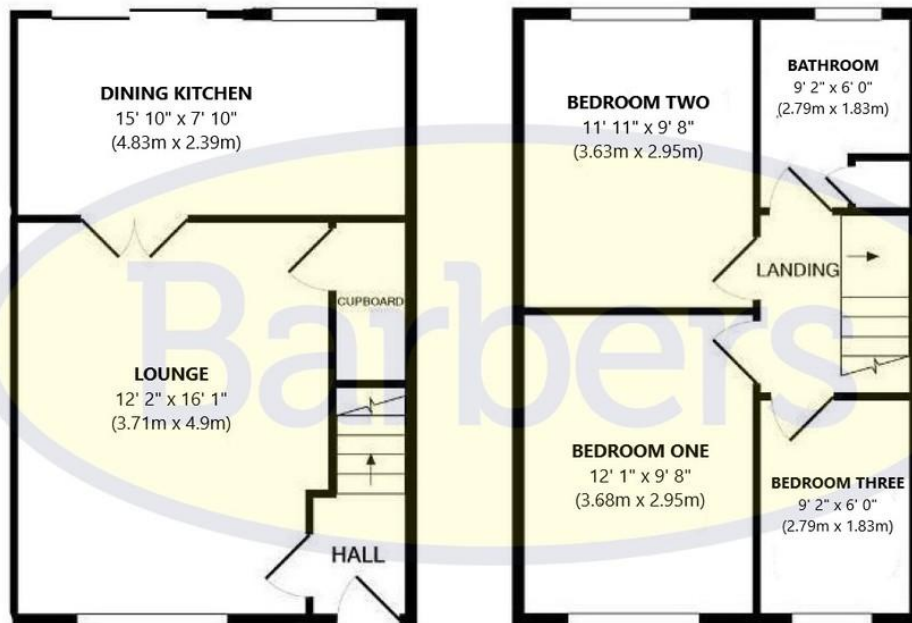
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From our office on Maer Lane turn right, right on Fairfields Road and left on Rowan Road. Take the seventh right on Sandringham Close where the property is on your right 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.



Floor Plan Not to Scale

Please use as a Guideline to Layout only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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