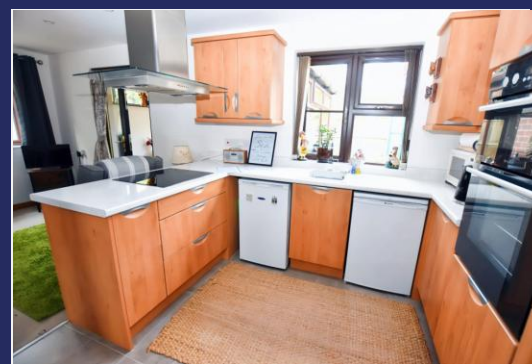




Helping *you* move



28 Goosefield Close, Market Drayton, TF9 3TY

A nicely presented Detached Two Bedroom Bungalow for Over 55's with an Open Plan Dining Kitchen, Garden Room and Courtyard Garden.

Offers In Region Of
£165,000

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Overview

- Two Bedroom Detached Bungalow on Development for Over 55's
- Open Plan Dining Kitchen, Garden Room
- Two Bedrooms, Shower Room
- Private Rear Courtyard Garden
- Envious Position on Development
- Leasehold, 90 years remaining
- Council Tax Band - B, Energy Rating - D
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Brief Description

The Porch opens into the spacious Dining Kitchen with a good range of kitchen units, an integrated double oven, ceramic hob with extractor fan over, and space for your washing machine, fridge and freezer. French doors lead through to the Garden Room which the vendor uses as their Lounge - it's a lovely light space with French doors out to the Courtyard Garden.

Bedroom One is a generous double bedroom with a box bay window and a wall of built-in wardrobes. Bedroom Two is a small double room and completing the accommodation is the modern Shower Room with a walk-in shower.

To the rear is a low maintenance, private Courtyard Garden with a summer house and to the front is the lawned garden which is maintained as part of the service fee. Although there is no allocated Parking, this bungalow is tucked away at the end of the cul-de-sac so the two spaces at the front of the property are usually available.

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.

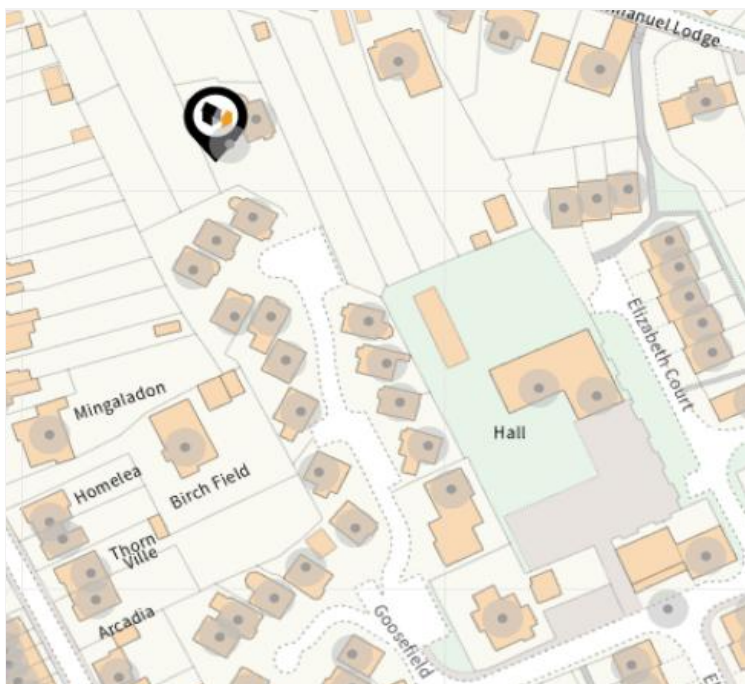


Useful Information

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 electric heating and mains electric, water and drainage are available. Service Charges apply for the maintenance of the communal spaces, gardens and property exteriors. 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

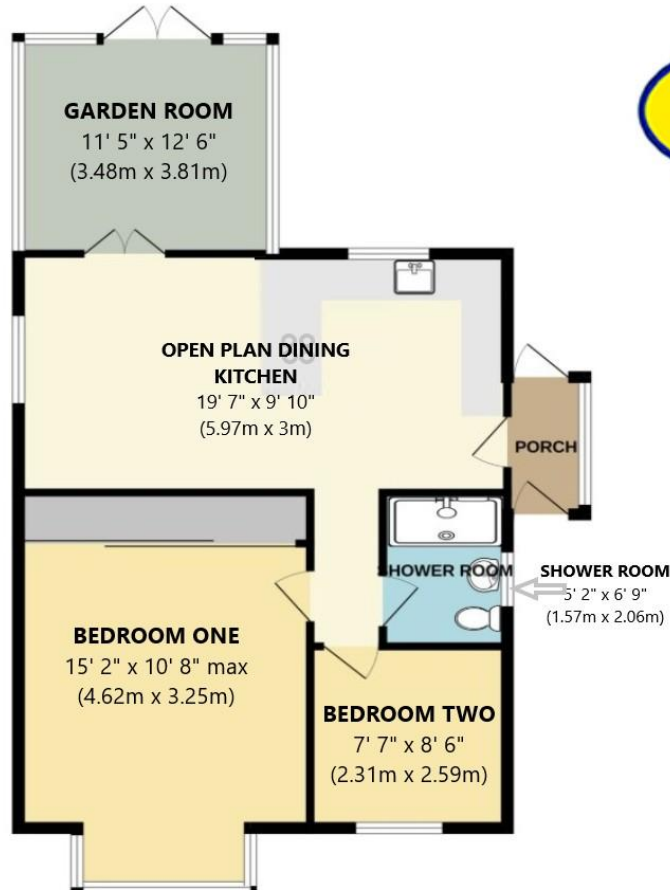


DIRECTIONS: From our office on Maer Lane turn left, left at Nagington's Garage and right on Frogmore Road. Right on Shropshire Street and after 0.1 miles turn right onto Elizabeth Court, left on Goosefield Court and then follow the road around to the right where the property is in the top left-hand corner and is identified by our For Sale sign.

TENURE: Leasehold. Lease Term - 125 years from 25 December 1987. Service Charge - the annual service charge is £1080 PA. This covers the external maintenance of the property as well as buildings insurance. Ground Rent - £70 PA. Sinking Fund - our client advises that there will be a sinking fund payment of 0.5% of the sale price x the number of years of ownership payable by the seller. Please note, there is a general no pets rule on this development

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. 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.

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

TOTAL FLOOR AREA : 650 sq.ft. (60.4 sq.m.) 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.
Made with Metreplan 12/2024



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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Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

