

# Barbers

Helping *you* move



## 7 Aumbry Close, Market Drayton, TF9 3QA

Offered with No Upward Chain is this End-of-Terrace Two Bedroom House with a spacious Dining Lounge, enclosed Garden, Allocated Parking and an open aspect overlooking a village green and playground.

Offers In Region Of  
**£175,000**

## Overview

- Two Bedroom End-of-Terrace House
- No Upward Chain
- Highly Popular Residential Area
- Entrance Hall, Ground Floor W.C.
- Modern Kitchen, spacious Dining Lounge with French doors to Garden
- Two Bedrooms, Bathroom
- Enclosed Rear Garden, Allocated Parking Space
- Council Tax Band - B, Energy Rating - C



## Brief Description

The front door opens to the Hallway with a large under stairs cupboard and, to your left, is the Guest Cloakroom with WC and wash hand basin. To your right is the modern Kitchen with a good range of wall and base units, integrated oven with hob and extractor fan over, and space for your washing machine and tall fridge freezer. The Dining Lounge is a generous living space with stairs to the first floor and French doors out to the rear Garden.

To the first floor are the two Bedrooms - one a good-size double room and the other an L-Shaped smaller double room - and the family Bathroom with a shower over the bath.

To the rear is an enclosed Garden with patio area, and the property has allocated Parking to the front and views out over the village green and playground.

## 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](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that XXXX services 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

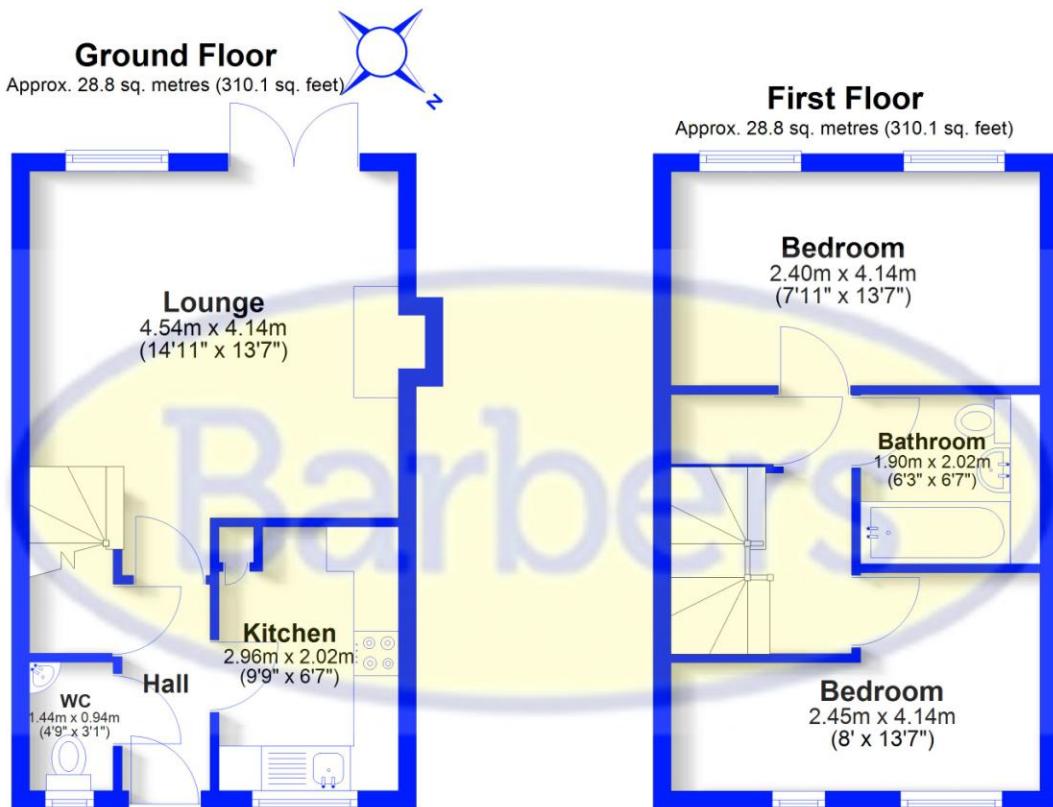
**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



**DIRECTIONS:** From our office on Maer Lane turn left, right at Nagington's Garage, left at the mini roundabout onto Prospect Road and right on Longslow Road. Turn left onto Chancel Drive then right on Aumbry Close and go straight ahead where the road narrows. Park here and the property is on the left facing the park.

**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.



Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.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, Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

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