



Helping *you* move



43 Chancel Drive, Market Drayton, TF9 3QT

A very nicely presented Three Bedroom Semi-Detached House on this highly desirable residential development, with smart Dining Kitchen and Bathroom, rear Garden and Off-Road Parking. With No Upward Chain.

Offers In Excess Of
£240,000

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Overview

- Three Bedroom Semi-Detached House with No Upward Chain
- Entrance Hall, Lounge with Box Bay Window, Breakfast Kitchen with Peninsular Breakfast Bar and French Doors to Garden
- Two Double and One Single Bedrooms
- Smart, Modern Bathroom with Shower over the Bath
- Driveway Parking for 2-3 Cars, Enclosed Rear Garden
- Council Tax Band - C
- Energy Rating - C



Brief Description

To the Ground Floor is the Entrance Hall, the light and spacious Lounge with a bay window, and a smart, modern Dining Kitchen which has a good range of grey Shaker-style units with peninsular breakfast bar, integrated oven with gas hob and extractor fan over, space for your dishwasher, washing machine and tall fridge freezer, and French doors out to the rear Garden.

To the first floor is the Gallery Landing with Loft access and an airing cupboard. The Principal Bedroom has a double built-in wardrobe, and Bedroom Two is another generous Double Bedroom with a built-in cupboard that's currently presented as a Home Office. Bedroom Three is a roomy Single Room with an over stairs platform, and completing the accommodation is the fully tiled bathroom with a shower over the bath, pedestal sink unit with storage below and WC.

The enclosed rear Garden has a lawned area and a paved patio, and to the front is Driveway Parking for 2-3 cars.

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



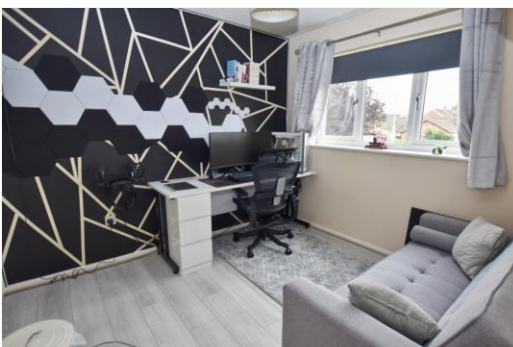
Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

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

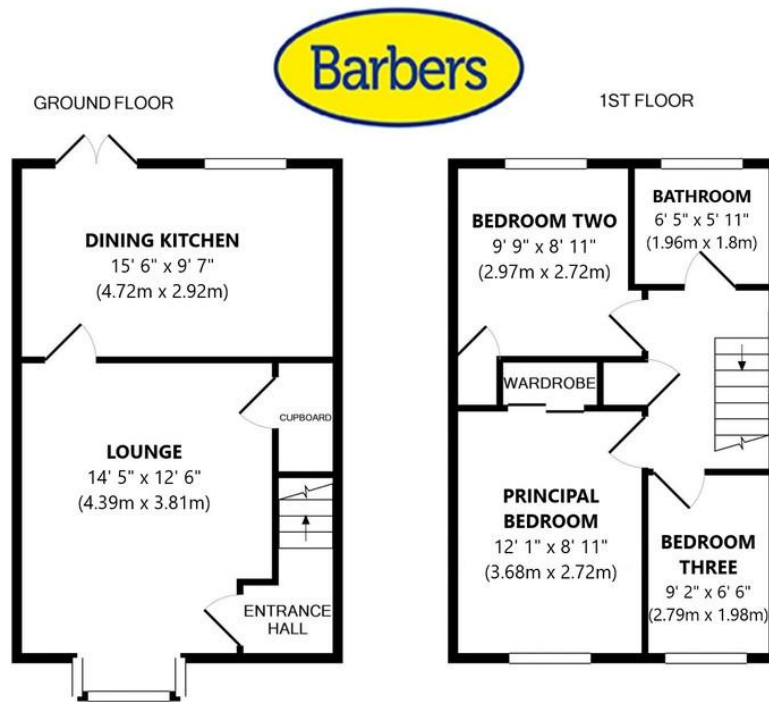
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From our office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road and then right at the mini roundabouts on Longslow Drive. At the mini roundabout turn left, keep left on Chancel Drive, follow the road round to your right where the property is on your left 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 is 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,
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