



Helping *you* move



2 Hospital Lane, Market Drayton,
Shropshire, TF9 3BT

OFFERED WITH NO UPWARD CHAIN - A Well Presented Modern
Three Bedroom Detached House with Driveway and Landscaped
Rear Garden.

Offers In Region Of
£275,000

Overview

- Modern Well Presented Detached House
- Offered With No Upward Chain
- Three Bedrooms
- Porch & Entrance Hallway
- Lounge, Dining Room
- Kitchen, Sun Room
- Bathroom, Principal En-Suite
- Driveway Parking
- Landscaped Rear Garden
- Council Tax Band – C
- Energy Rating - C



Brief Description

Modern, welcoming and beautifully presented throughout, this attractive three-bedroom detached home offers versatile living accommodation, off-road parking and an enclosed rear garden, making it a wonderful place to call home. The accommodation begins with a porch opening into the entrance hallway, creating a welcoming first impression. From here, the property flows into a well-presented lounge, featuring contemporary décor, wood-effect flooring and a feature fireplace, with stairs rising to the first floor. A separate dining room provides an ideal space for family meals or entertaining, while the kitchen offers practical everyday living. Completing the ground floor accommodation is a bright sun room, providing an additional and versatile reception space with direct access out to the rear garden. To the first floor are three bedrooms, with the principal bedroom benefiting from its own en-suite, complemented by a separate family bathroom.

To the first floor are three bedrooms, with the principal bedroom benefiting from its own en-suite, complemented by a separate family bathroom. Outside, the property benefits from off-road parking to the front, while to the rear is an enclosed garden with lawned areas and a gravelled seating area, perfect for outdoor dining and relaxing. Solar panels are also fitted to the rear roof elevation. Offering an excellent balance of living space, bedroom accommodation and outdoor space, this lovely, detached home is well suited to modern family life and is ready for its new owners to move in and enjoy.



Location

Market Drayton is a busy market town with a weekly Wednesday street market whose charter dates back to 1245. The town has a High School, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops and Supermarkets. There's a good range of sports clubs including Squash, Tennis, Cricket and Football. A wider range of shops and facilities can be found in 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 25 minutes' drive (depending on traffic).



DIRECTIONS: From our office on Maer Lane turn left, then right at Nagington's Garage, left on Prospect Road, straight over the first mini-roundabout and then left at the second on Alexandra Road. At the T-junction turn right on Shrewsbury Road and after approximately 0.2 miles turn right on Kings Avenue, first left on Hospital Lane where you'll see the property on the right-hand side which 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 (ind. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

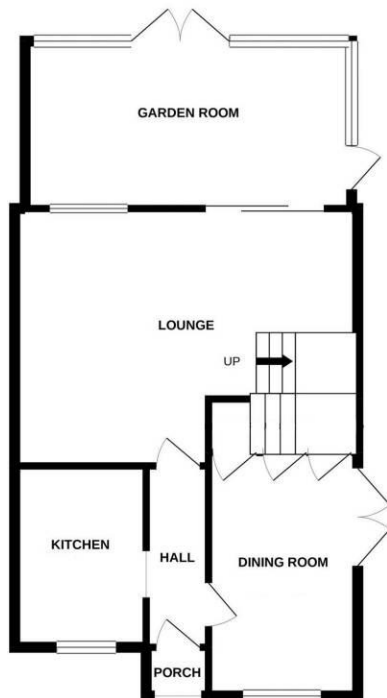
SERVICES: We are advised that all mains services are available, with gas central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose.

SOLAR PANELS: The property benefits from solar panels which are subject to an existing lease agreement. Full details of the arrangement can be made available to prospective purchasers upon request.

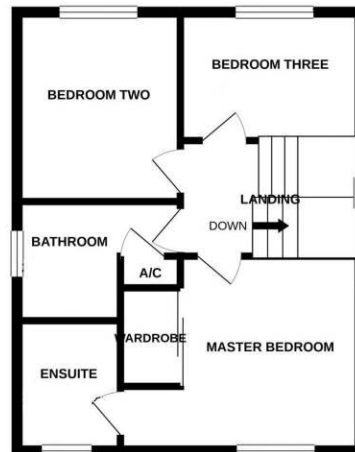
LOCAL AUTHORITY: Shropshire County Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

GROUND FLOOR



1ST FLOOR



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**

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Market Drayton, Shropshire TF9 3SH
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Email: marketdrayton@barbers-online.co.uk



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.