



Helping *you* move



**20 The Burgage, Market Drayton, TF9 1EG**  
Set in a great location for Market Drayton's Schools and Town Center, this Three Bedroom Semi Detached Victorian house has spacious accommodation set out over three floors - and is offered to the market with *\*No Upward Chain\**.

Offers In Region Of  
**£215,000**

## Overview

- Victorian Three Bedroom Semi-Detached House
- Lounge, Dining Room, Kitchen
- Utility Room, Ground Floor W.C., Cellar
- Three Bedrooms, Bathroom
- Generous Garden to Rear
- Close Proximity to the Town Centre
- Great First Time Buy
- Offered with No Upward Chain
- Council Tax Band – B
- EPC Rating - E



## Brief Description

To the ground floor is the Entrance Hallway, Lounge with bay window, feature fireplace and open fire, Dining Room, Kitchen with a good range of traditional units and steps down to the Cellar, Utility and the Cloaks/WC. On the first floor the property is the Landing with useful storage cupboard, Two Double Bedrooms and the generous Family Bathroom. To the second floor Bedroom Three with exposed beams, Velux-style windows and restricted headroom under the eaves.

The property benefits from gas fired central heating, double glazing, on street Parking with small Garden to front, an enclosed rear Courtyard and a gate opens through to the larger-than-average rear Garden. and enclosed rear garden.

## 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).



# Your Local Property Experts

## 01630 653641



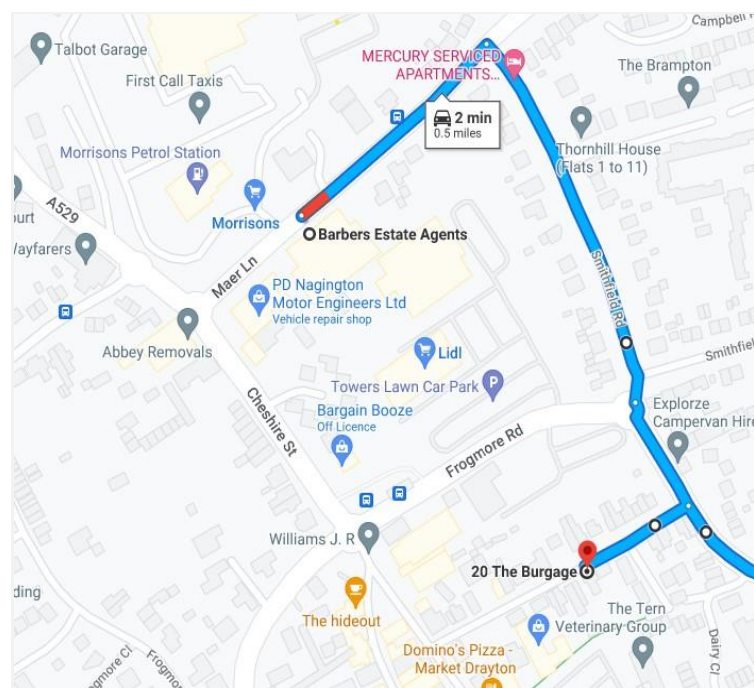
### Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or email the team at: [marketdrayton@barbers-online.co.uk](mailto: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, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

**FOR MORE INFORMATION:** Go to: [www.barbers-online.co.uk](http://www.barbers-online.co.uk)



**DIRECTIONS:** From our office on Maer Lane turn right, right on Smithfield Road, straight over the mini roundabout and right on The Burgage. With limited parking on the Burgage, we recommend you park on Towers Lawn car park and walk round.

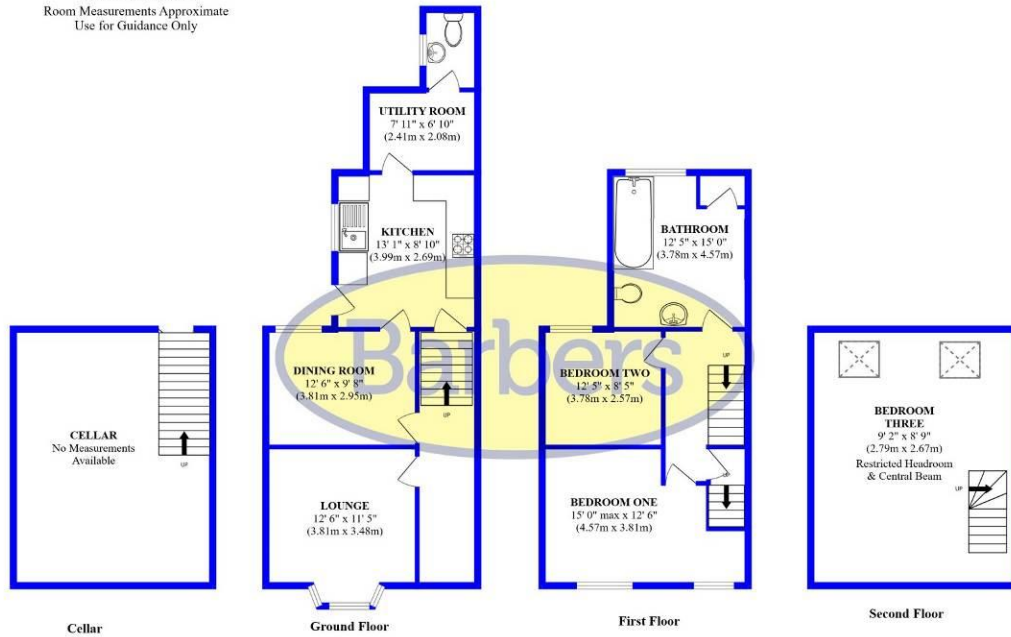
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**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. This fee will need to be paid by you, directly to MoveButler, ahead of us issuing a memorandum of sale, and is non-refundable.

## Floor Plan - 20 The Burgage

Not to Scale

Room Measurements Approximate  
Use for Guidance Only



THREE STOREY HOUSE WITH CELLAR

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

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.

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