



Helping *you* move



## 52 Campbell Road, Market Drayton, TF9 1QZ

A nicely presented Three Bedroom Semi-Detached House in a popular residential area, with a spacious Lounge, Breakfast Kitchen and Detached Garage.

Offers In Region Of  
**£225,000**



## Overview

- Three Bedroom Semi-Detached House
- Nicely Presented Throughout
- Entrance Hall, Breakfast Kitchen, spacious Lounge
- Two Double and One Single Bedrooms, Bathroom
- Pretty Rear Garden
- Detached Garage, Driveway Parking
- Council Tax Band - B
- Energy Rating - TBC



## Brief Description

The front door opens to the Hallway which has stairs to the first floor, and too your left is the Breakfast Kitchen with a good range of units with integrated oven with hob and extractor fan over, and space for your fridge and washing machine. The Lounge is a lovely, light space with light flooding in through the large picture window plus a door leading out to the Garden.

To the first floor are two Double Bedrooms, a Single Bedroom and the Family Bathroom.

Externally, the property has an enclosed rear Garden with large shed and access to the detached Garage, and to the front is a small lawned area with the Driveway leading up to the Garage.

## 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.





# Your **Local** Property Experts

01630 653641



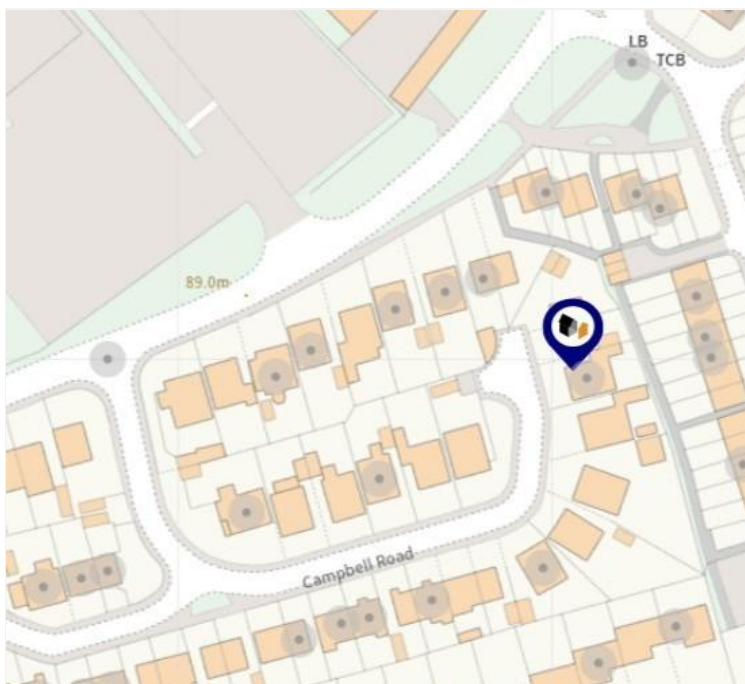
## Useful Information

**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 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

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

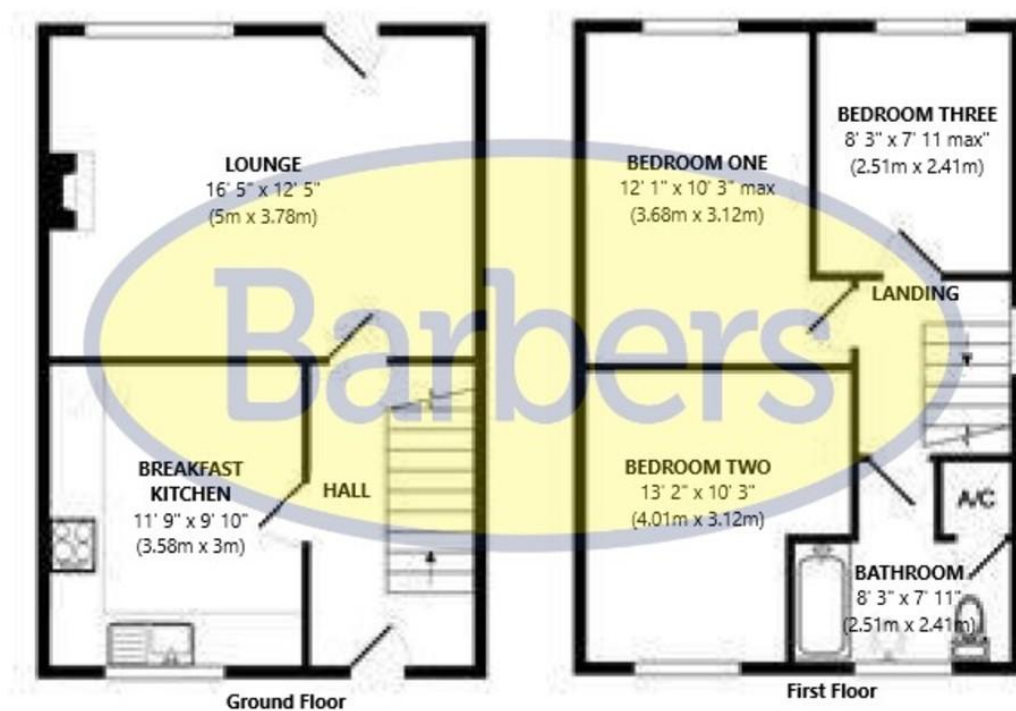


**DIRECTIONS:** From our office on Maer Lane turn right, then right on Campbell Road and follow the road round to the left where the property is to the end of the cul-de-sac on your right and can be identified by our For Sale sign.

**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.





**This Floor Plan is Not to Scale**  
Please use as a Guideline to Layout Only  
All measurements and the placement of fixtures  
are approximate



## 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 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)

