



Helping *you* move



12 Forest Road, Market Drayton, TF9 3HX

Offered with No Upward Chain – A Two Bedroom Detached Bungalow with Parking and Large Rear Garden - In Need of Updating but Huge Potential!

Offers In Region Of
£235,000

Overview

- Two Bedroom Detached Bungalow in a Highly Popular Residential Area
- Offered With No Upward Chain
- In Need of Modernisation
- Kitchen, Spacious Lounge
- Two Double Bedrooms
- Wet Room
- Detached Garage, Driveway
- Large Rear Garden
- Council Tax Band – C
- Energy Rating - D



Brief Description

Being offered with No Upward Chain, this Two-Bedroom Detached Bungalow is situated in a popular area on the outskirts of Market Drayton. Although in need of updating throughout, this is a great opportunity to reveal this property's potential and transform it into a truly lovely home. From the main front door you will enter the hall that leads to the kitchen with a range of wall and base units, built in cooker, gas hob, space and plumbing for washing machine, a handy built in storage cupboard housing the Worcester Bosch central heating gas boiler and a door leading to the side of the property. Continuing from the hall you will find the generous lounge with gas fire and brick surround. The two double bedrooms and the wet room are off the inner hallway where there is a further useful built in storage cupboard. Externally there is a large rear garden with a useful timber shed. There is a plenty of parking at the front of the property and double gates give access to a further driveway at the side leading to the detached garage. This property really does offer a fabulous opportunity to add your own stamp so call our Market Drayton Office on 01630 653641 to arrange a viewing.

Location

Market Drayton is a busy market town with a weekly Wednesday street market 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.

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 30 minutes' drive.



Your **Local** Property Experts

01630 653641



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 mains electric, water and drainage are available with gas central heating.

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.

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



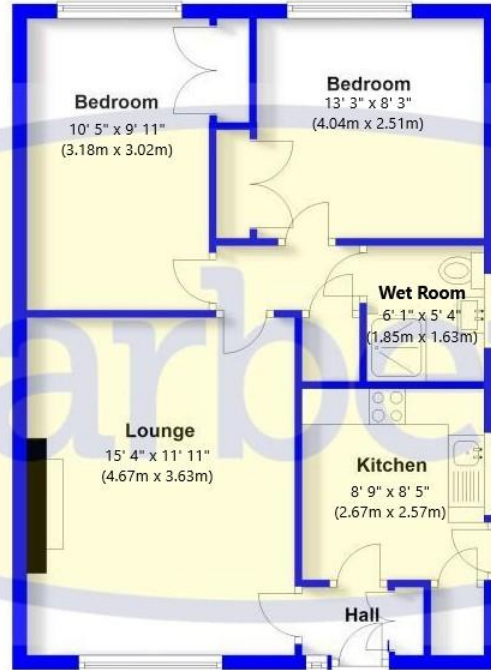
DIRECTIONS: Turn left out of our office in Maer Lane and left at the mini-island into Cheshire Street. Turn right at the next island into Frogmore Road and continue into Shropshire Street and Shrewsbury Road. Take the right hand turning into Farcroft Drive and right again into Forest Road where you will find the property on the right hand side which can be identified by our for sale board.

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.

Ground Floor

Approx. 56.2 sq. metres (605.0 sq. feet)



Total area: approx. 56.2 sq. metres (605.0 sq. feet)

This Floor Plan is Not to Scale

Please use as a Guideline to Layout Only

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only 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**

BARBERS ESTATE AGENT: Tower House, Maer Lane, Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
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.