Barbers

Helping *you* move









14 Drayton Mill Court, Market Drayton, TF9 1EF

Tucked away in this highly popular residential development that's just a few minutes' walk to Market Drayton High Street is this nicely presented Two-Bedroom End Terraced House that's offered to the market with No Upward Chain.

Offers In Region Of

£160,000

14 Drayton Mill Court
Market Drayton, TF9 1EF

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Overview

- Offered With No Upward Chain
- Entrance Hall, Guest WC
- Spacious Dining Lounge, fitted Kitchen
- Two Bedrooms, Bathroom
- Allocated Parking Space
- Conveniently Located in the Town Centre
- Council Tax Band - B
- EPC Rating - C



Brief Description

This highly popular development is within walking distance of the High Street, and No 14 is just through the archway on your right. The accommodation includes the Entrance Hall off which is the Guest WC, a large Dining Lounge with stairs to the first floor that opens through to the Kitchen. Here you'll find an excellent range of units with integrated oven with hob and extractor fan over, space and plumbing for your washing machine, space for your fridge.

To the first floor and the Landing has an airing cupboard. Bedroom One is a generous double room with built-in double wardrobes and Bedroom Two is a good-size single room. Completing the accommodation is the Bathroom with a white fitted suite that includes a low-level WC, pedestal wash hand basin and a panelled bath with shower over and shaving point.

Externally, there's the rear courtyard garden and the property benefits from an allocated parking space.

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

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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 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, 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.









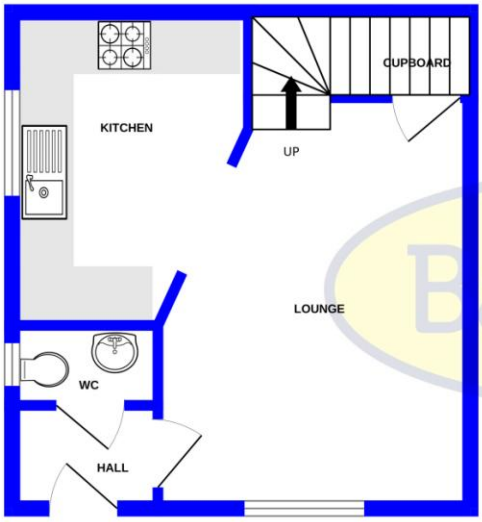


DIRECTIONS: From our office on Maer Lane turn left, left at Nagington's Garage and then immediately right into Drayton Mill Court. Go under the arch and the property is on the right-hand side and can be identified by our For Sale sign.

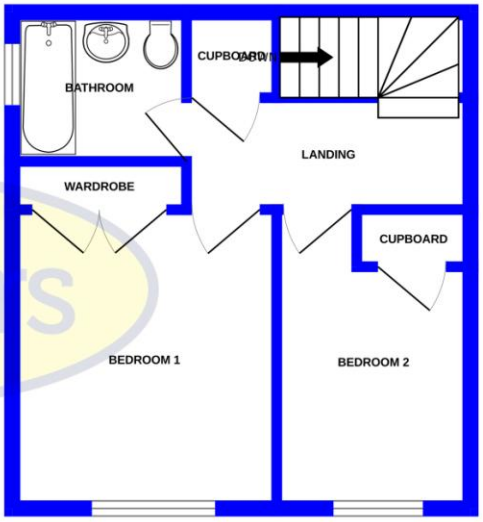
INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

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.

GROUND FLOOR
28.5 sq.m. (306 sq.ft.) approx.



1ST FLOOR
28.5 sq.m. (306 sq.ft.) approx.



TOTAL FLOOR AREA : 56.9 sq.m. (612 sq.ft.) approx.

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**

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 but, please contact us before viewing the property.