



Helping *you* move



**22 Simons Road, Market Drayton, TF9 3DX**

Offered to the market with No Upward Chain is this spacious Two Bedroom Semi-Detached house with Lounge, Dining Kitchen, two Conservatories, Utility, Single Garage and Driveway Parking.

Offers In Region Of  
**£176,000**

## Overview

- Two Bedroom Semi-Detached House
- \*No Upward Chain\*
- Entrance Porch, Lounge, Open Plan Dining Kitchen
- Utility, Conservatory, Boot Room/Second Conservatory
- Two Double Bedrooms, Bathroom
- Generous Rear Garden
- Garage plus Driveway Parking
- Council Tax Band – B
- Energy Rating - D



## Brief Description

To the front of the property is Driveway Parking for two cars plus in front of the Garage and, to the rear of the property, steps lead up to a good-size lawned Garden that's the perfect spot for enjoying the afternoon sun.

The Front Porch leads through to the Lounge which has stairs to the first floor, a painted brick fireplace housing and electric fire, and ornamental beams to the walls and ceiling. The Kitchen has a good range of units with space for your cooker and has been opened to a large Dining area creating a super family space. Sliding patio doors lead through to the larger of the two Conservatories overlooking the Garden. Off the Kitchen is the Utility with a door to the Garage and a further door leading to the second, smaller Conservatory.

To the first floor are two Double Bedrooms and the Bathroom with an electric shower over the bath.

## 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 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  
Tel: 0345 678 9002

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



**DIRECTIONS:** From our office on Maer Lane turn left, left at Nagington's Garage and right on Frogmore Road. Turn right on Shropshire St which becomes Shrewsbury Road. Turn right just after the junior school onto Alexandra Road and immediately left onto Simons Road where the property is located 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



## 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.

**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)

