



Helping *you* move



2 Old Chapel, Church Street,
Market Drayton, TF9 1AF

A Spacious One Bedroom Ground Floor Apartment in
Converted Georgian Chapel – OFFERED WITH NO UPWARD CHAIN

Offers In Region Of
£85,000

Overview

- One Bedroom Ground Floor Apartment
- Offered With No Upward Chain
- Part of a Converted Georgian Chapel
- Shared Entrance Hall, Private Flat Entrance, Kitchen, Bathroom
- Generous Lounge & Bedroom
- On Road Parking
- A Great Investment or First Time Buy
- Council Tax Band – A
- Energy Rating - D



Brief Description

This striking building is a former Chapel which was converted into eight apartments in 1993, and this apartment is located on the ground floor, accessed through the communal Entrance Hall. The flat has its own private front door that opens to a Hall leading into the kitchen, the inner hallway continues to the generous lounge and bedroom and the bathroom.

Both the Lounge and Bedroom are a good size with light flooding in through large feature windows. The Kitchen has a built-in electric oven and gas hob, space and plumbing for your washing machine, space for a fridge freezer, sink unit and a built-in storage cupboard. The bathroom includes a panelled bath with electric shower over, wash hand basin and w/c.

Please note that there is no allocated parking, but you can request a permit from the Church for a space in the car park opposite.

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



SERVICES: We are advised that all mains services and gas central heating are available.

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

TENURE: We are advised that the Flat is Leasehold, but the Freehold is owned equally by all the flat owners as Longacres Residents Association Ltd with Michael Revell of Flat 7 currently being the secretary of the association. We are advised that all 2026 fees/ground rent are paid and then the new owner will join the association and be part of the fee discussions going forward. The new owner or their solicitor can confirm arrangements during the sale process. Vacant possession upon completion.

METHOD OF SALE: For Sale by Private Treaty.



ACCOMODATION

ENTRANCE HALL 6' 05" x 3' 09" (1.96m x 1.14m)

KITCHEN 12' 08" x 7' 09" (3.86m x 2.36m)

INNER HALLWAY 3' 02" x 17' 03" (0.97m x 5.26m)

BEDROOM 13' 01" x 13' 00" (3.99m x 3.96m)

BATHROOM 6' 03" x 5' 05" (1.91m x 1.65m)

LOUNGE 16' 08" x 12' 02" (5.08m x 3.71m)

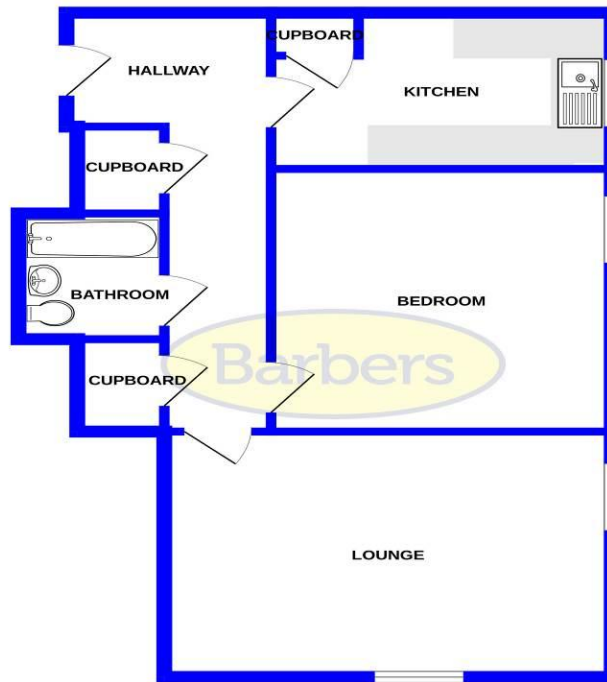
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate.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

DIRECTIONS: From our office on Maer Lane turn right and then right on Smithfield Road - staying on Smithfield Road over two mini roundabouts and then take the second exit at the third roundabout on to Stafford Street. Keep Asda on your left and follow the road up the hill and then bear right on Shrewsbury Road. First left on St Mary's and then right on Church Street - the property is on your right at the end of the lane and you can park for your viewing on the Church car park on your left.

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
58.6 sq.m. (631 sq.ft.) approx.



TOTAL FLOOR AREA : 58.6 sq.m. (631 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 buy, please contact us before viewing the property.