

13 HEREFORD DRIVE

MARKET DRAYTON | SHROPSHIRE | TF9 3GS







A modern semi-detached two bedroom home built by Tilia Homes, occupying a pleasant position on a recently developed residential estate on the outskirts of Market Drayton. The property is offered on a shared ownership basis through Sage Homes and presents an excellent opportunity for first-time buyers looking to get onto the property ladder. The property also benefits from NO CHAIN and the balance of the 10-year new homes warranty.

Offers in the region of £53,000



1 2 1 B

- **Modern Semi Detached Home**
- **25% Shared Ownership**
- **Ideal for 1st Time Buyers**
- **Hall, Lounge, Kitchen/DIner, W.C**
- **Two Double Bedrooms, Bathroom**
- **Parking for Two Cars, Gardens**

Location

Market Drayton is a popular market town in North Shropshire, well known for its historic character and famous gingerbread. The town offers a good range of shops, supermarkets, cafes, pubs and everyday amenities, together with schools and leisure facilities. There are also good road links via the A53 and A529, providing access towards Shrewsbury, Newcastle-under-Lyme and the wider surrounding area.

Brief Description

The accommodation comprises an entrance hall, living room, inner hall with cloakroom/W.C. and useful under-stairs storage. To the rear is a kitchen/dining room fitted with a range of base and wall units, worktops, sink unit, gas hob and oven, together with space for a fridge/freezer and plumbing for a washing machine. Double doors and a window overlook the enclosed south-west-facing rear garden.

To the first floor are two generous double bedrooms and a bathroom fitted with a panelled bath with shower over, wash hand basin and W.C.



Outside

Externally, there is a double-width driveway providing parking for two vehicles, together with a small front garden and flower border. A side pathway leads to the enclosed rear garden, which features a paved patio and lawn.

Directions

From the Gingerbread Man roundabout drive West towards Shrewsbury for about 1/2 a mile and turn left into the development and then take the next left into Hereford Drive and the property is located on the left after about 100 metres.

What 3 Words

///swim.outgrown.scarecrow

Anti Money Laundering (AML) Checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Local Authority - Shropshire

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND





Council Tax - Shropshire

The current Council Tax Band is 'B' on the Shropshire Council Register.

Viewing Arrangements

Strictly through the Agents: Halls, St Marys Arcade 13 - 17 High Street, Whitchurch, SY13 1AZ.
WH18 210926

Schooling

Market Drayton provides a good range of educational facilities for families, with local primary provision including Market Drayton Infant and Nursery School, Market Drayton Junior School and Longlands Primary School and Nursery. Market Drayton Junior School caters for children aged 7 to 11 and is situated on Alexandra Road.

For secondary education, The Grove School on Newcastle Road provides education for pupils aged 11 to 18, including sixth form provision. The school is a mixed academy and forms part of The Marches Academy Trust.

There are also a number of well-established primary schools in the surrounding villages, providing families with a choice of educational settings within the wider Market Drayton area.

Services - All

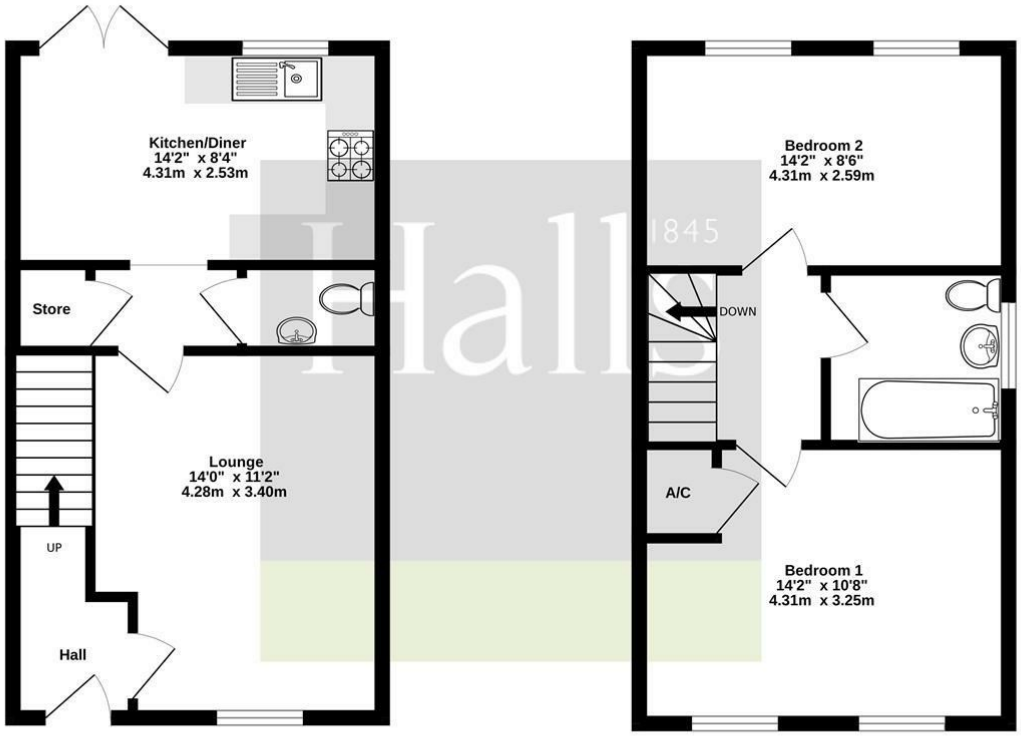
We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

Tenure - Leasehold - Share of Freehold

We understand that the property is currently Leasehold although purchasers must make their own enquiries via their solicitor. The current owner owns a 25% share, with the remaining 75% rented from Sage Homes at £444.16 per calendar month. There may be an opportunity for the new owner to purchase additional shares, subject to the relevant approval.

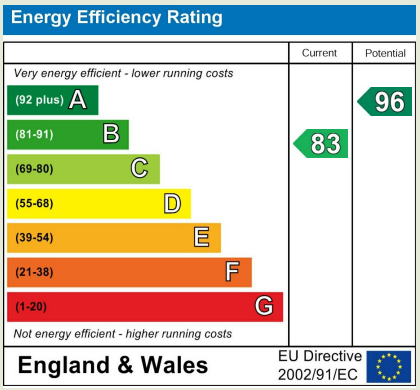
Ground Floor
362 sq.ft. (33.6 sq.m.) approx.

1st Floor
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.5 sq.m.) 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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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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Halls 1845

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