



Helping *you* move



11 Sandringham Close, Market Drayton, TF9 1RW
****No Upward Chain**** A Three Bedroom Semi-Detached House in a highly popular residential area that has enormous potential to be a very special family home.

Offers In Region Of
£210,500

Overview

- Three Bedroom Semi-Detached House
- No Upward Chain
- An Ideal First Time Buy or Rental Investment
- Hallway, Dining Lounge, Conservatory, Kitchen, Utility
- Three Bedrooms, Shower Room
- Front & Rear Gardens, Single Garage, Driveway Parking
- Council Tax Band - B
- Energy Rating D-64



Brief Description

This spacious Three Bedroom Semi Detached home is situated in a highly sought after residential area and offers well appointed accommodation throughout.

To the ground floor is the Entrance Hallway leading to a generous Dining Lounge, a modern Kitchen, a practical Utility room, and a bright Conservatory that enhances the living space. The first floor comprises three well-proportioned Bedrooms and a Shower Room.

Externally, the home benefits from a fully enclosed, low maintenance paved rear Garden, ideal for outdoor dining and relaxation. The front of the property offers an additional paved Garden area with established flowering plants and shrubs, along with a private Driveway providing access to an attached single Garage.

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

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.



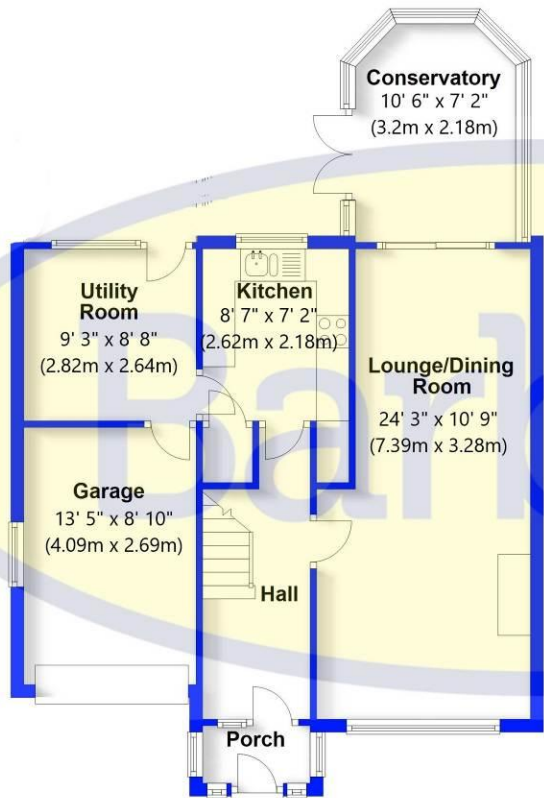
DIRECTIONS: From our office on Maer Lane turn right, then right on Fairfields, immediately left on Rowan Road and then take the fifth right on Sandringham Close where the property is on your right and can be identified by our For Sale sign.

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.

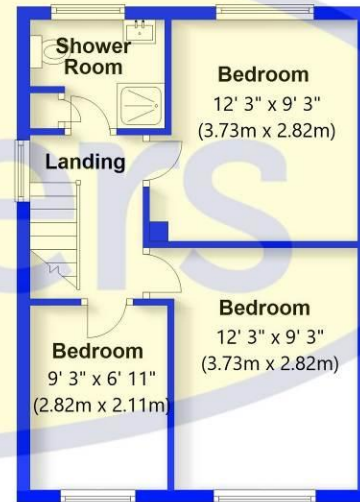
Ground Floor

Approx. 771.8 sq. feet



First Floor

Approx. 394.6 sq. feet



Total area: approx. 1166.4 sq. feet

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**

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,
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