



Helping *you* move



74 Walkmill Road, Market Drayton,
Shropshire, TF9 1JZ

OFFERED WITH NO UPWARD CHAIN - A Characterful Three
Bedroom Semi Detached House with Ample Parking & Close to
Nature Walks & Town Centre

Offers In Region Of
£215,000

Overview

- Characterful Three Bedroom Semi Detached House
- Offered With No Upward Chain
- Spacious Dining Kitchen, Hallway/Utility, GF W/C
- Lounge with Feature Fireplace
- Generous Gravelled Driveway
- Beautifully Established Front & Rear Gardens
- Close to Nature Reserve & Countryside Walks
- Convenient for Town Centre
- Council Tax Band – B
- Energy Rating - D



Brief Description

An attractive three-bedroom semi-detached home combining character features with spacious, well-presented accommodation. Highlights include a welcoming tiled entrance hall, separate lounge with feature fireplace and a generous dining kitchen with wood-burning effect stove, hall/utility, ground floor w/c and a modern family bathroom.

Outside, ample off-road parking is complemented by beautifully established gardens, including a generous rear lawn with mature borders and a paved seating area. Conveniently situated for Market Drayton town centre, with the nearby nature reserve and countryside walks also within easy reach.

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.

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



SERVICES: We are advised that mains electric, water and drainage are available with gas fired central heating. 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.



ACCOMODATION

ENTRANCE HALL 5' 09" x 12' 03" (1.75m x 3.73m)

LOUNGE 12' 11" x 11' 00" (3.94m x 3.35m)

DINING KITCHEN 11' 11" x 17' 01" (3.63m x 5.21m)

HALLWAY/UTILITY 4' 01" x 17' 05" (1.24m x 5.31m)

FIRST FLOOR LANDING

BEDROOM ONE 10' 10" x 11' 00" (3.3m x 3.35m)

BEDROOM TWO 12' 00" x 9' 00" (3.66m x 2.74m)

BEDROOM THREE 7' 09" x 7' 09" (2.36m x 2.36m)

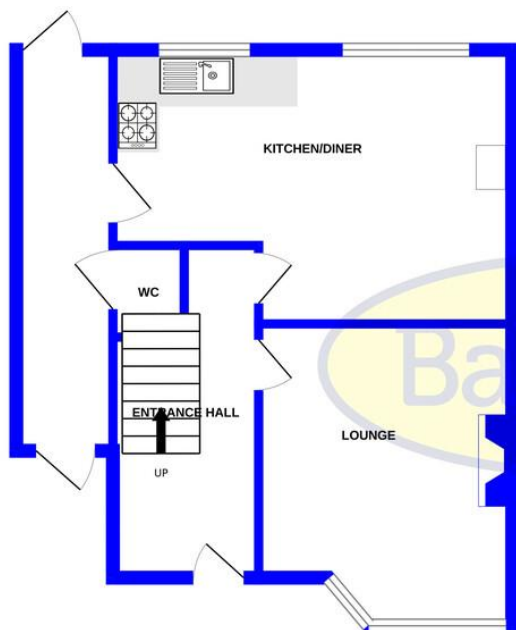
BATHROOM 5' 07" x 6' 02" (1.7m x 1.88m)

DIRECTIONS: From our office in Maer Lane turn right and then right again into Smithfield Road. Continue straight over the next two mini islands and then turn right onto Stafford Street until reaching the High Street. Head straight on and follow the road round to the right onto Phoenix Bank. Turn right into Newtown and continue along this road where you will find the property on the right hand side which can be identified by our for sale board.

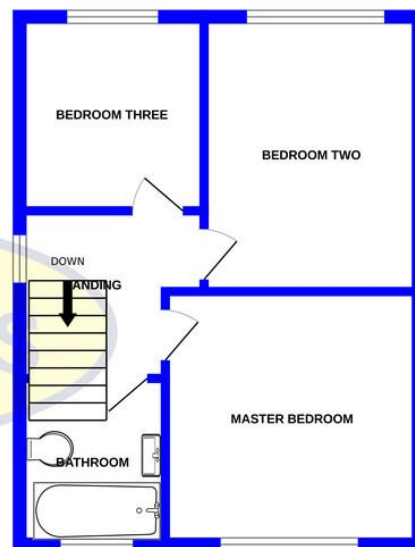
INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

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



1ST FLOOR



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. Please note that certain images may have been enhanced using AI technology to improve presentation. These are provided for guidance only and may differ slightly from the property's current appearance.