



Helping *you* move



8 Clive Road, Market Drayton, TF9 3DJ

Offered with No Upward Chain is this beautifully presented, Two Bedroom Mid-Terrace Victorian Cottage with light and spacious open-plan ground floor accommodation, stylish new Bathroom.

Offers In Region Of
£155,000

Overview

- Nicely Presented Two Bedroom Mid-Terraced Victorian Cottage
- ****NO UPWARD CHAIN****
- Light & Spacious Open Plan Living/Dining/Kitchen
- One Double & One Single Bedrooms
- Stylish, Modern Bathroom
- Small Courtyard Garden to Rear
- On Road Parking available nearby
- Council Tax Band – B
- Energy Rating – C



Brief Description

The property opens into a well-proportioned Open-Plan Lounge and Dining area, creating a bright and sociable living space that flows naturally into a modern Kitchen fitted with contemporary units. To the first floor, the generous main Bedroom provides comfortable accommodation, complemented by a single Bedroom that's currently used as a Dressing Room, and would make a great Home Office or Nursery. A new, stylish Bathroom with a shower over the bath, completes the layout.

Neutrally decorated and well presented throughout, the home also benefits from a small, low-maintenance rear courtyard, ideal for outdoor seating or storage.

There is no Parking to the front of the cottage, but there is on-road Parking available nearby, and the property is in walking distance of local shops, cafes and schools.

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.



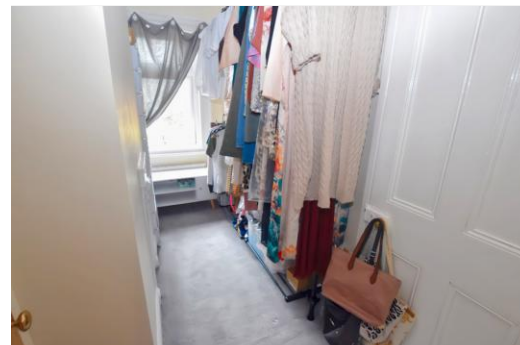
Useful Information

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

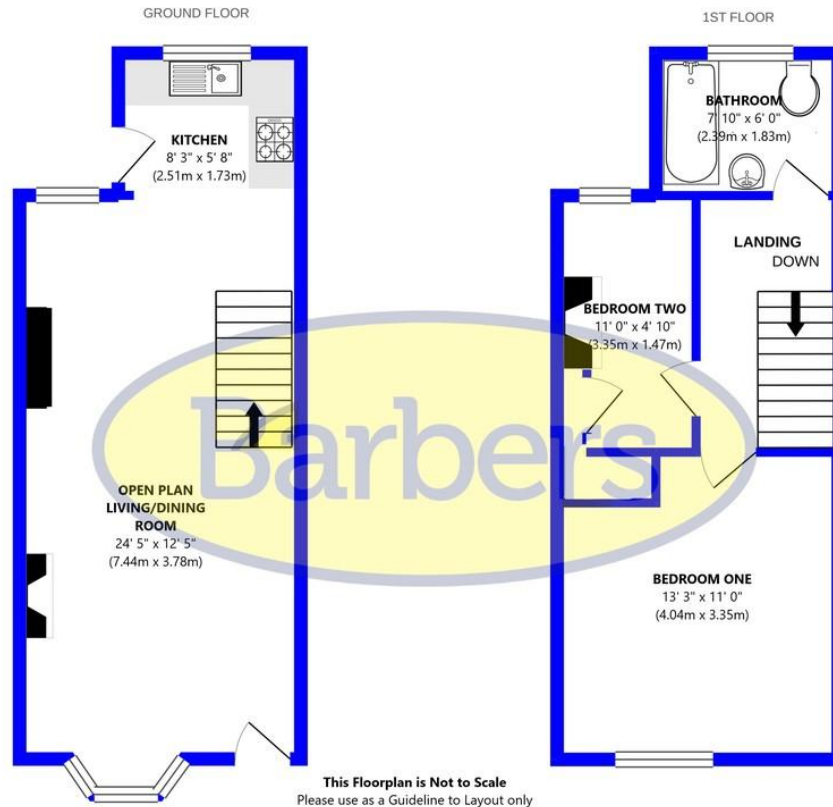
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor.



DIRECTIONS: On leaving our office at Maer Lane turn left. At the mini island turn left and at the next mini island turn right into Frogmore Road. Continue along this road onto Shropshire Street and then turn right onto Clive Road (one way). The property is located approximately 100 yards on the right hand side and can be identified by our For Sale board. We recommend you park at the Methodist Church at the entry to Clive Road with the exception of Sundays and if there is a service or event being held.

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



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

