Barbers

Helping you move









8 Birch Close, Market Drayton, TF9 1NR

A light and spacious Two-Bedroom Semi-Detached Bungalow on a large Corner Plot with Detached Garage - that's offered to the market with *No Upward Chain*

Offers In Region Of

£225,000

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Overview

- Two-Bedroom Semi-Detached Bungalow
- *No Upward Chain*
- Entrance Hall, generous Lounge, Kitchen
- Two Double Bedrooms, Shower Room
- Superb Corner Plot, Landscaped Rear Garden with Greenhouse
- Detached Garage plus Driveway Parking
- Highly Popular Residential Area
- Council Tax Band - B, Energy Rating - C



Brief Description

The accommodation is well presented throughout and comprises an Entrance Hall leading to a generous Lounge filled with natural light, alongside a Kitchen fitted with traditional units and offering space for an oven, washing machine, and tall fridge freezer. There are two well-proportioned Double Bedrooms with one currently presented as a Dining Room, and a Shower Room featuring a practical walk-in shower.

Externally, the property benefits from Driveway Parking and a Detached Garage, while the sizeable corner plot provides attractive landscaped gardens that create a great first impression. The rear Garden has been thoughtfully maintained and also includes a greenhouse, making it ideal for keen gardeners and those who enjoy spending time outdoors.

Location

Market Drayton is a historic market town, known for its weekly street market held every Wednesday, that has market charter dating back to 1245.

Offering an excellent range of everyday amenities, the town is home to The Grove School with Sixth Form, an indoor swimming pool, doctors' surgeries, dentists, supermarkets, independent shops, cafés and a variety of sports and leisure clubs. The picturesque Shropshire Union Canal also passes through the town, providing attractive waterside walks and recreational opportunities.



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 are available with gas 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.

LOCAL AUTHORITY: Shropshire Council Tel: 0345 678 9002

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendor's solicitor.









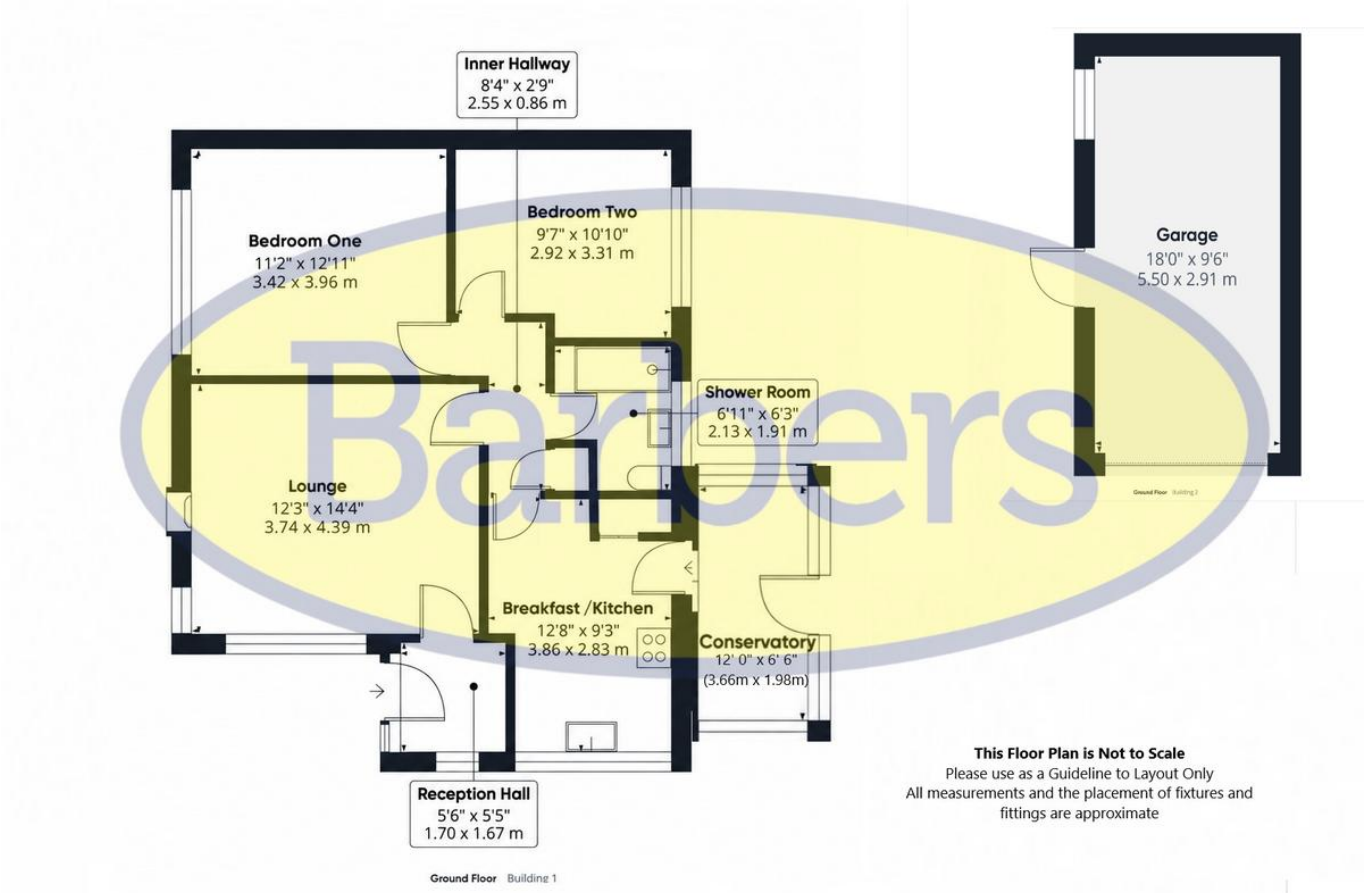


DIRECTIONS: From our office on Maer Lane, turn left, right at Nagington's Garage, left of Prospect Road, right at the second mini-roundabout and immediately left on Farcroft Drive. At the T-Junction turn right then left on Sherwood Crescent, keep right and then the property is on the corner of Birch Close and can be identified by our For Sale sign.

INDEPENDENT MORTGAGE ADVICE: 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. When you make an offer, MoveButler will contact you and they cost £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

AI PHOTOGRAPHS: We may use AI to enhance the clarity and colours of photographs.







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 but, please contact us before viewing the property.