



Helping *you* move



36 Campbell Road, Market Drayton,
Shropshire, TF9 1QZ

Offered with No Upward Chain - Three Bedroom Semi Detached
House - An Ideal Investment Opportunity for First Time Buy.

Offers In Region Of
£175,000

Overview

- Three Bedroom Semi Detached House
- An Ideal Investment or First Time Buy Opportunity
- Offered With No Upward Chain
- In Need of Updating but Plenty of Potential
- Kitchen, Lounge
- Rear Porch, Workshop, Rear Garden
- Attached Garage, Driveway
- Council Tax Band - B



Brief Description

Being offered with no upward chain, and conveniently with-in walking distance to the town centre, this three bedroom semi detached house although in need of modernisation, has plenty of potential to be a lovely spacious home. To the front of the property, you enter via an entrance porch leading into the hallway which has a useful under stairs storage cupboard and leads to the kitchen and the generous lounge. There is a rear porch off the lounge leading to a handy utility/workshop with pedestrian access into the attached garage. Onto the first floor off the landing area there are the three bedrooms. Bedrooms One and Two have a range of built in wardrobes. The bathroom includes a modern white suite with a wash hand basin with cupboard, a large walk-in shower and low level wc. Externally, there is a fully enclosed, low maintenance rear garden which is mainly pebbled with a paved patio area, surrounded by a range of established shrubs and hedges. To the front there is a driveway leading to the garage, a further pebbled area providing extra space for parking and an attractive rose bush border.

Location

Market Drayton is a busy market town with a weekly Wednesday street market 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 in 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



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.

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.



ACCOMMODATION

- FRONT PORCH** 5' 11" x 4' 8" (1.8m x 1.42m)
- ENTRANCE HALLWAY** 10' 7" x 6' 1" (3.23m x 1.85m)
- KITCHEN** 11' 10" x 9' 11" (3.61m x 3.02m)
- LOUNGE** 16' 5" x 12' 5" (5m x 3.78m)
- REAR PORCH** 7' 2" x 5' 8" (2.18m x 1.73m)
- UTILITY/WORKSHOP** 8' 9" x 8' 1" (2.67m x 2.46m)
- GARAGE** 20' 1" x 8' 9" (6.12m x 2.67m)
- STAIRS TO FIRST FLOOR**
- LANDING AREA** 8' 0" x 6' 0" (2.44m x 1.83m)
- BEDROOM ONE** 12' 2" x 10' 4" (3.71m x 3.15m)
- BEDROOM TWO** 12' 10" x 9' 2" (3.91m x 2.79m)
- BEDROOM THREE** 9' 3" x 7' 0" (2.82m x 2.13m)
- BATHROOM** 7' 11" x 7' 9" (2.41m x 2.36m)

DIRECTIONS: From our office on Maer Lane, turn right and then second right on Campbell Road - follow the road round to the left and you'll see the property on your right where it 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.

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FLOOR PLAN TO FOLLOW



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

Barbers

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.