



Helping *you* move



35 Windsor Drive, Market Drayton, TF9 1RL

Offered with **No Upward Chain** is this Two Bedroom Semi-Detached Bungalow with a spacious Lounge, Car Port and direct access to the Shropshire Union Canal.

Offers in the Region of
£175,000

Overview

- Two-Bedroom Semi-Detached Bungalow in a Highly Popular Residential Area
- Offered with No Upward Chain
- Hall, Kitchen, spacious Lounge
- One Double Bedroom, Shower Room, Bedroom Two/Snug with Patio Doors to the Garden
- Rear Garden with a Gate out to the Tow Path of the Shropshire Union Canal
- Carport, Driveway Parking
- Council Tax Band - B, Energy Rating - TBC



Brief Description

To the front of the property is a low maintenance gravelled Garden and the Driveway leads up to the Car Port. The main door is to the side of the property and opens into the L-Shaped Hall and the Kitchen has a good range of units with space for your oven, washing machine, tumble dryer and tall fridge freezer. The Lounge Diner has light flooding in through the front window and a fireplace housing a gas fire.

Bedroom One is a good-size double room and Bedroom Two has sliding patio doors out to the Garden, so would make a super snug or home office. Completing the accommodation is the Shower Room with an accessible bath/shower unit.

The rear Garden is also low maintenance with a paved patio, gravelled areas and two garden sheds, with a gate leading out to the canal.

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.



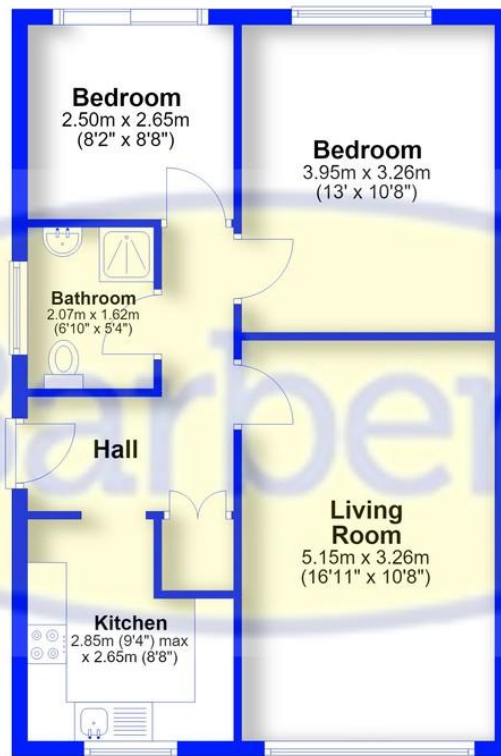
DIRECTIONS: From our office on Maer Lane turn right, then right on Fairfields Road and immediately left on Rowan Road. After approximately 0.2 miles turn left on Windsor Drive where the property is on your left and can be identified by our For Sale sign.

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. 55.2 sq. metres (594.4 sq. feet)



Total area: approx. 55.2 sq. metres (594.4 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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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