



Helping *you* move



9 Maple Close, Market Drayton, TF9 1NT

A lovely, light and spacious extended Two Bedroom Semi-Detached Bungalow in a highly popular residential location, with a pretty Garden and a Carport plus Driveway Parking.

Offers In Region Of
£235,000

Overview

- Two Bedroom Semi-Detached Bungalow
- In Walking Distance of local Shops and Bus Stop
- Front Porch, generous Living Room, Breakfast Kitchen
- Bedroom One with Built-In Wardrobes, Bathroom
- Extended Bedroom Two/Sitting Room with French Doors
- Enclosed Rear Garden, Car Port and Driveway Parking
- Council Tax Band – B
- Energy Rating - D



Brief Description

This nicely presented Two Bedroom Semi-Detached Bungalow has been extended to the rear to give you a larger second Bedroom with French doors to the Garden - so it's a lovely light space that also makes a great second Living Room. The accommodation includes the Front Porch, a generous Lounge with light flooding in through the picture window to the front and a feature fireplace housing a gas fire and the Breakfast Kitchen with a good range of units, space for your fridge, washing machine and oven, and a door out to the side of the property.

Bedroom One is a good-size Double Room with a wall of built-in wardrobes, and the extended second Bedroom is a really welcoming space with the French doors and built-in wardrobes that has been used as a Sitting Room. Completing the accommodation is the Bathroom with an electric shower over the bath.

Externally, there's a landscaped front Garden and Driveway leading to the Carport, and the rear Garden with steps up to a mature lawn with garden shed.

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.



Your **Local** Property Experts
01630 653641



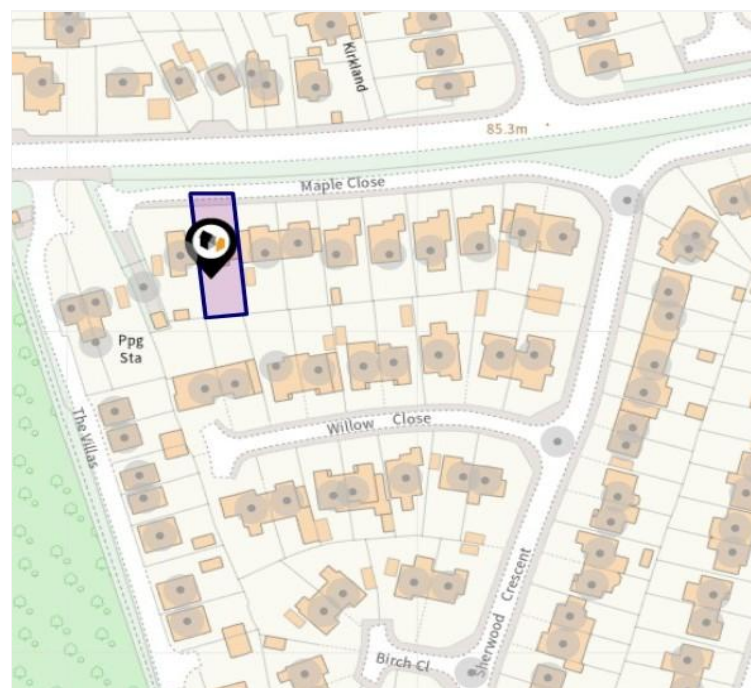
Useful Information

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 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. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Shropshire Council
Tel: 0345 678 9002

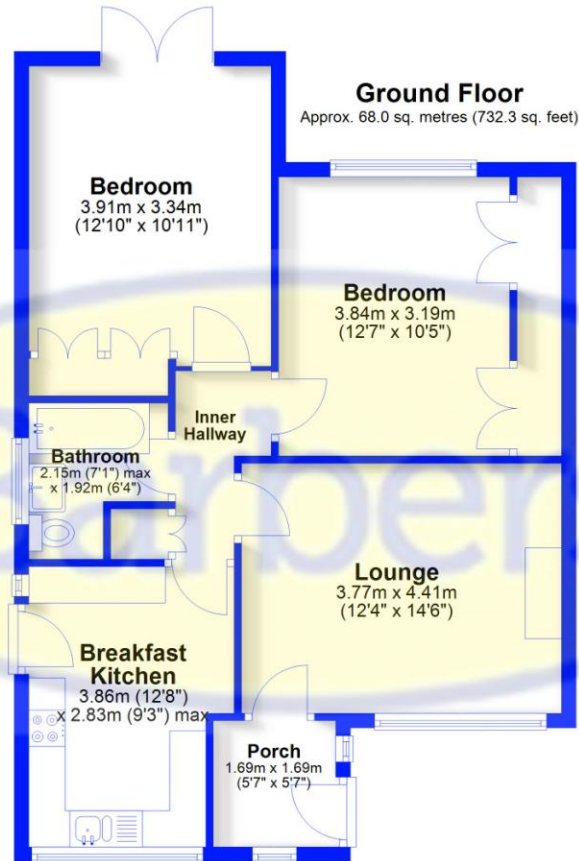
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From our office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road, right on Longslow Road and immediately left on Farcroft Drive. At the t-junction, turn right and then left on Sherwood Crescent, first right on Maple Close 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.



Total area: approx. 68.0 sq. metres (732.3 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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