



Helping *you* move



## 3b Bartons Lane, Market Drayton, TF9 1DB

**\*\*NEW BUILD\*\*** Stylish, Two Bedroom Semi-Detached Bungalow with Lounge, Breakfast Kitchen, Two Double Bedrooms, Garden and Driveway Parking. No Upward Chain.

Offers In Region Of  
**£240,000**

## Overview

- Light and Spacious New Build with No Upward Chain
- Two Bedroom Semi-Detached Bungalow with Driveway Parking
- Spacious Lounge, Breakfast Kitchen
- Two Double Bedrooms, Shower Room with Walk-in Shower
- Enclosed, Lawned Garden with Patio
- Great Location for Local Shops and Town Bus Route
- Council Tax Band - TBC
- Energy Rating - TBC



## Brief Description

To the front of the property is a gravelled Parking area for two cars, and there's a smart timber canopy over the front door that opens to the light and spacious Lounge. Off the Lounge is the Breakfast Kitchen with a good range of modern units, integrated washing machine, oven, hob with extractor fan over, fridge and freezer, with space for your kitchen table and a door out to the side of the property.

Off the Inner Hall is the Shower Room with a walk-in shower, and the two Double Bedrooms with bedroom One having Patio Doors out to the Garden. The property benefits from Air Source Heating, ceiling spotlights and underfloor heating throughout.

To the rear of the property is an enclosed, lawned Garden with patio area.

## Location

The property is within walking distance of local shops and the town circular bus route.

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](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that mains water, drainage and electricity services are available, with an air source pump and underfloor 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

**TENURE:** We are advised that the property is Freehold.



**DIRECTIONS:** From our office on Maer Lane turn left, then left at Nagington's Garage, right on Frogmore Road and right on Shropshire Street. After 0.4 miles turn left on Allen Gardens, first right on Salisbury Road, left on Chestnut Road and then turn left where the property will be on your left just after the turning to Bartons Lane 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

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**

**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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