



Helping *you* move



5 Old Chapel, Church Street,
Market Drayton,
Shropshire, TF9 1AF

Offers In Region Of
£85,000

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Overview

- One Bedroom First Floor Flat
- Offered with No Upward Chain
- Part of a Converted Georgian Chapel
- Shared Entrance Hall & Landing, Private Flat Entrance
- Dining Kitchen, Bathroom
- Generous Lounge & Bedroom
- A Great Investment or First Time Buy
- Council Tax Band – A
- Energy Rating - E



Brief Description

This is a perfect first time buy property, rental investment or for someone looking to downsize, as it's within walking distance of Market Drayton Town Centre and offered to the market with No Upward Chain. This striking building is a former Chapel which was converted into eight apartments in 1993, and this apartment is located on the first floor, accessed through the communal Entrance Hall. The flat has its own private front door that opens to an L-shaped the hallway which continues to the generous lounge, dining kitchen, bedroom and the bathroom. The accommodation is decently sized throughout with light flooding in though large feature windows. The Kitchen has space and plumbing for your washing machine, space for a fridge freezer, sink unit, gas hob and a built-in storage cupboard housing the gas central heating boiler. The bathroom includes a panelled bath with electric shower over, wash hand basin and w/c. Please note that there is no allocated parking, but you can request a permit from the Church for a space in the car park opposite.

ENTRANCE HALL

3' 03" x 10' 00" (0.99m x 3.05m)

INNER HALL

3' 00" x 9' 04" (0.91m x 2.84m)

LOUNGE

12' 01" x 14' 05" (3.68m x 4.39m)

KITCHEN

11' 02" x 14' 00" (3.4m x 4.27m)

BEDROOM

11' 10" x 12' 00" (3.61m x 3.66m)

BATHROOM

5' 07" x 6' 02" (1.7m x 1.88m)



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.



DIRECTIONS

From our office on Maer Lane turn right and then right on Smithfield Road - staying on Smithfield Road over two mini roundabouts and then take the second exit at the third roundabout on to Stafford Street. Keep Asda on your left and follow the road up the hill and then bear right on Shrewsbury Road. First left on St Mary's and then right on Church Street - the property is on your right at the end of the lane and you can park for your viewing on the Church car park on your left.

TENURE: The Flat is Leasehold but the Freehold is owned equally by all the flat owners as Longacres Residents Association Ltd with Michael Revell of Flat 7 currently being the secretary of the association. We are advised that all 2026 fees/ground rent are paid and then the new owner will join the association and be part of the fee discussions going forward. The new owner or their solicitor can confirm arrangements during the sale process. Vacant possession upon completion.

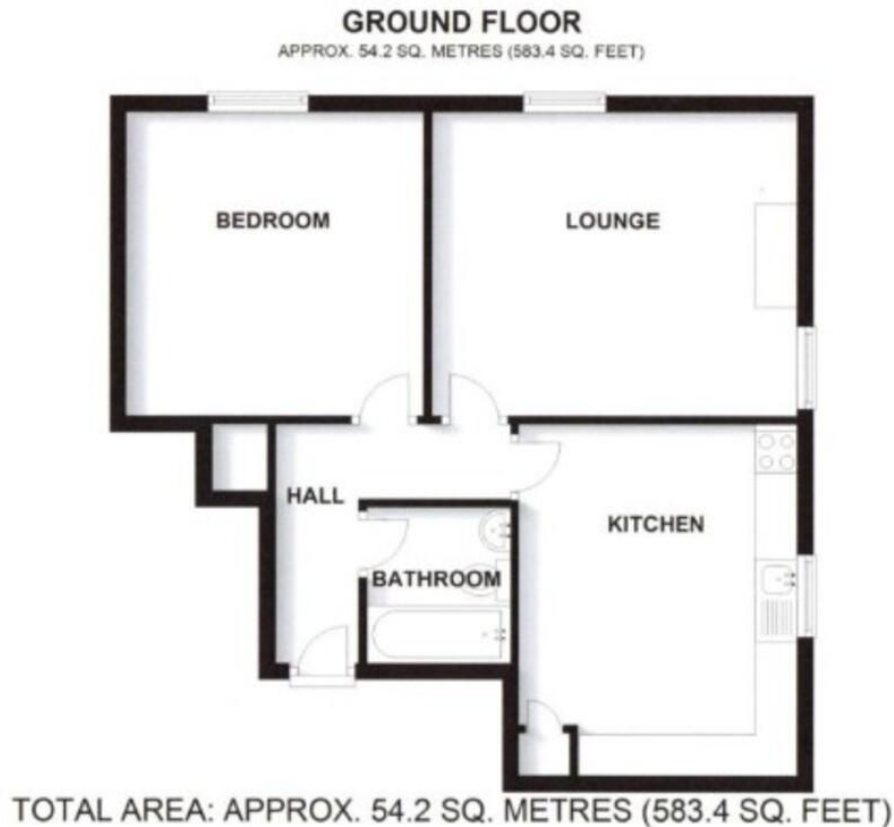
INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

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.

LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES: We are advised that all mains services 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.

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We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only 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**

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 buy, please contact us before viewing the property.