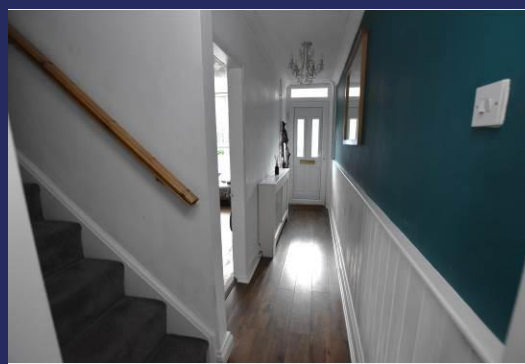




Helping *you* move



## 33 Victoria Road, Market Drayton, Shropshire, TF9 3DP

A very nicely presented Two Bedroom Mid-Terraced House with a log burner to the Living Room, modern Kitchen and Bathroom, and a rear Courtyard and Garden.

Offers In Region Of  
**£185,000**

## Overview

- Mid-Terraced House
- Beautifully Presented Throughout
- Part Panelled Entrance Hall
- Dining Room with Bay Window
- Lounge with Log Burner
- Modern Kitchen
- Two Double Bedrooms
- Bathroom with Bath and Shower
- Rear Courtyard and Garden
- On Road Parking
- Council Tax Band – B
- Energy Proficiency Rating - D



## Brief Description

Set in a highly popular residential area this fore-courted, Mid-Terraced Two Bedroom House is beautifully presented throughout in a style that reflects its original style and character. The front door opens to the Hallway which makes a great first impression, with part-panelled walls and smart flooring that runs into the light and spacious Dining Room to your right. A turning staircase from the Hall leads up to the first floor gallery Landing, adding to the sense of space and light you find throughout this lovely property.

The Lounge has a log burner set in a feature inglenook fireplace and leads through to the Kitchen which has a good range of kitchen units which has space for your cooker, washing machine, tumble dryer and a tall fridge freezer. A stable door leads out to the pretty rear courtyard and then on to the rear garden which has a patio seating area. To the first floor, and the rooms are set off the Gallery Landing which has Loft access. Bedroom One is to the front of the property and has a wall of mirrored wardrobes and painted floorboards. Bedroom Two is another double room and there's a good-size Bathroom with a bath and a separate shower.

## 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



**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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website.

<https://checker.ofcom.org.uk/>

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

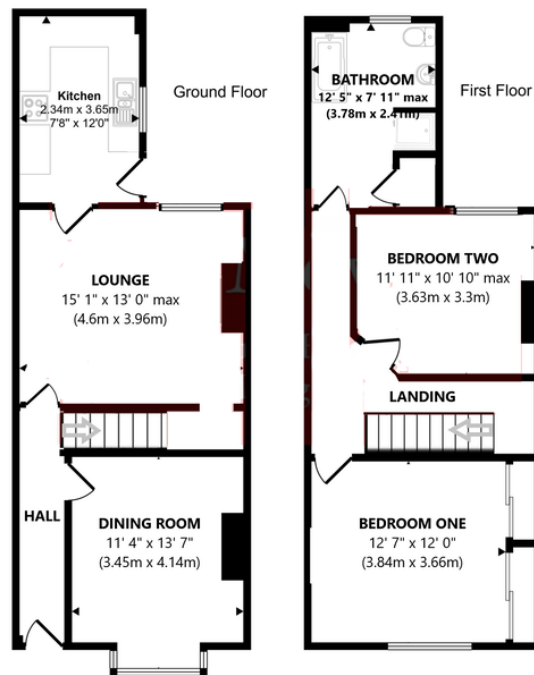
**TENURE:** We are advised that the property is Freehold.



**DIRECTIONS:** From our office on Maer Lane turn left, right at Nagington's Garage and left on Prospect Road. Turn left at the mini-roundabout and then right on Victoria Road (one way), and then the property is approximately 300 yards on your right.

**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.



**This Floor Plan is Not to Scale**  
Please use as a Guide to Layout Only

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## 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 AGENTS:** Tower House, Maer Lane,  
Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto: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.