



Helping *you* move



**84 Shrewsbury Road, Market Drayton, TF9 3DT**  
Beautifully Presented Three Bedroom Semi-Detached Bungalow with two Detached Garages, plenty of Off-Road Parking and Offered with No Upward Chain!

Offers In Region Of  
**£235,000**

## Overview

- Three Bedroom Semi-Detached Bungalow
- Dining Kitchen, Spacious Lounge
- Three Bedrooms, Bathroom
- Entrance Hall & Rear Porch
- Two Detached Garages
- Parking for a Number of Cars
- Lawned Frontage, Low Maintenance Rear
- No Upward Chain
- Council Tax Band – C
- Energy Rating - B



## Brief Description

You'll enter the property through the Front Porch into the light and airy Entrance Hall where you can access the spacious Living Accommodation. The Dining Kitchen has a good range of modern units, integrated oven, hob and extractor fan over, space for your washing machine and integrated fridge/freezer – and a door leads through to the rear Porch overlooking the rear Garden. The Lounge is a generous size and has a fireplace housing a gas fire. There are three Bedrooms, two of them doubles and Bedroom Three is a generous single room – and the fully tiled Bathroom with P-shaped bath with shower over.

Externally, the property has a gated entrance with a lawned frontage and tarmac drive leading to the Detached Garages and extending to the rear of the property.

## 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.

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

**SERVICES:** We are advised that all main 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, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

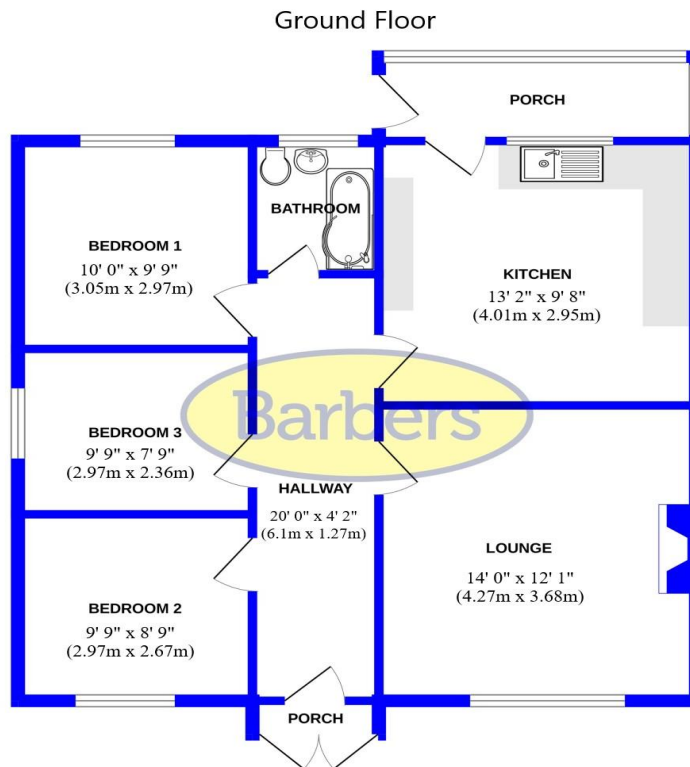
**TENURE:** We are advised that the property is Freehold.



**DIRECTIONS:** From our office on Maer Lane, turn left, right by Nagington's Garage and then left onto Prospect Road. At the next mini-roundabout go straight over and then bear left on Alexandra Road. At the T-junction turn left on Shrewsbury Road where the property is located and can be identified by our For Sale sign.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**AML REGULATIONS:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Floor Plan**  
Not to Scale  
Please use as a guideline only



## 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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