



Helping *you* move



## Frogmore Lodge, 1 Frogmore Place, TF9 3DE

An individually designed Three Bedroom Detached Dormer Bungalow in the perfect location for Market Drayton High Street, with a feature glazed inner Atrium Hallway, double Garage - and is offered to the market with No Upward Chain.

Offers In Region Of  
**£375,000**

## Overview

- Unique Three Bedroom Detached Bungalow with No Upward Chain
- Inner L-shaped Hall/Atrium with floor to ceiling Glazed Windows
- Ground Floor Accessible En Suite Bedroom
- Kitchen, Dining Hall, WC, spacious Lounge
- Two Bedrooms & Bathroom to First Floor
- Enclosed Rear Garden, Double Garage
- Council Tax Band - E, Energy Rating - C



## Brief Description

The accommodation is set around the striking fully glazed L-shaped Hall, with a Dining area taking in the most of the light and views over the Garden. To your left is the Cloakroom, and the Principal Bedroom with fully accessible Shower Room. The Breakfast Kitchen has an excellent range of modern Shaker-style units with integrated double oven, hob with extractor over, fridge freezer and dishwasher - and there's plumbing for your washing machine in the Double Garage which has an electric garage door. The Lounge - a lovely light space with a sliding patio door to the Garden and a feature fireplace housing a gas fire.

A turning staircase from the Dining Hall leads up to the first floor with two Double Bedrooms, one of which has a wall of built-in wardrobes and, completing the accommodation, is the Family Bathroom.

Externally, there's a wide Driveway to the front giving you Parking for 2-3 cars plus the Double Garage. To the rear is an enclosed lawned Garden with patio area.

## Location

The property is within walking distance of the shops and amenities of Market Drayton Town Centre. 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.



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 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.

**LOCAL AUTHORITY:** Shropshire Council  
Tel: 0345 678 9002

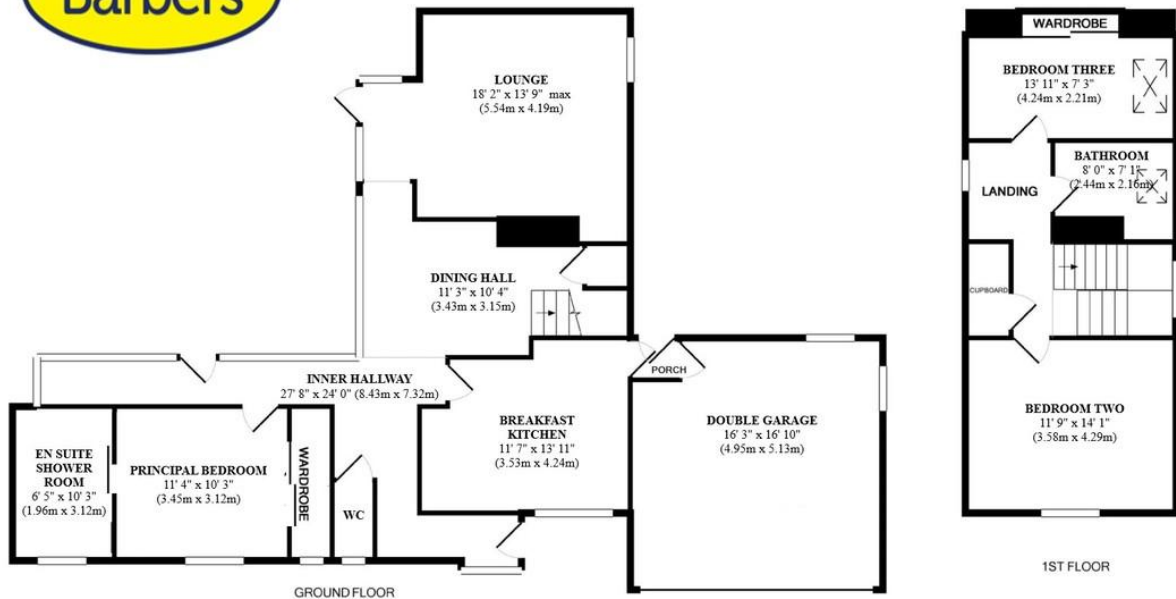
**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



**DIRECTIONS:** From our office on Maer Lane turn left, then right at Nagington's Garage, right on Frogmore Road and immediately right on Frogmore Place where the property is on your left 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.



Floor Plan - Not to Scale - Please use as a guideline to layout only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## 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.

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