



Helping *you* move



33 Frogmore Road, Market Drayton, TF9 3AU

A beautifully presented Two Bedroom End-of-Terrace house that has recently been updated throughout whilst retaining much of its original charm - and is offered to the market with No Upward Chain.

Offers in the Region of

£195,000

Overview

- Two Bedroom End-of-Terrace House with No Upward Chain
- Very Nicely Presented Throughout
- Living Room & Dining Room - both with Feature Exposed Brick Fireplaces, New Kitchen with Integrated Appliances
- Two Double Bedrooms, Stylish Bathroom with Free-Standing Bath & Shower
- Rear Courtyard and Garden, On Road Parking
- Council Tax Band – A
- Energy Rating - E



Brief Description

The Living Room with a bay window to the front, exposed brick fireplace and new oak-effect flooring that runs through to the Dining Room which also has a feature exposed fireplace with a door to the understairs store. The Kitchen has a smart new range of grey Shaker-style units with stylish wall tiles, integrated fridge and freezer, single oven with gas hob and extractor fan over, and space for your washing machine. Moving to the first floor and there are two Double Bedrooms and a very smart new Bathroom with free-standing bath, double shower, WC and double wash hand basin set in a vanity unit with cupboards below and an illuminated mirror above.

Externally, there's a paved pathway to the side of the property that leads to a small courtyard with a brick built shed and gardener's loo, and an enclosed Garden that's been newly turfed and is a lovely spot to enjoy the afternoon sunshine.

Location

The property is within walking distance of Market Drayton's High Street, Supermarkets and Medical 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.

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

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

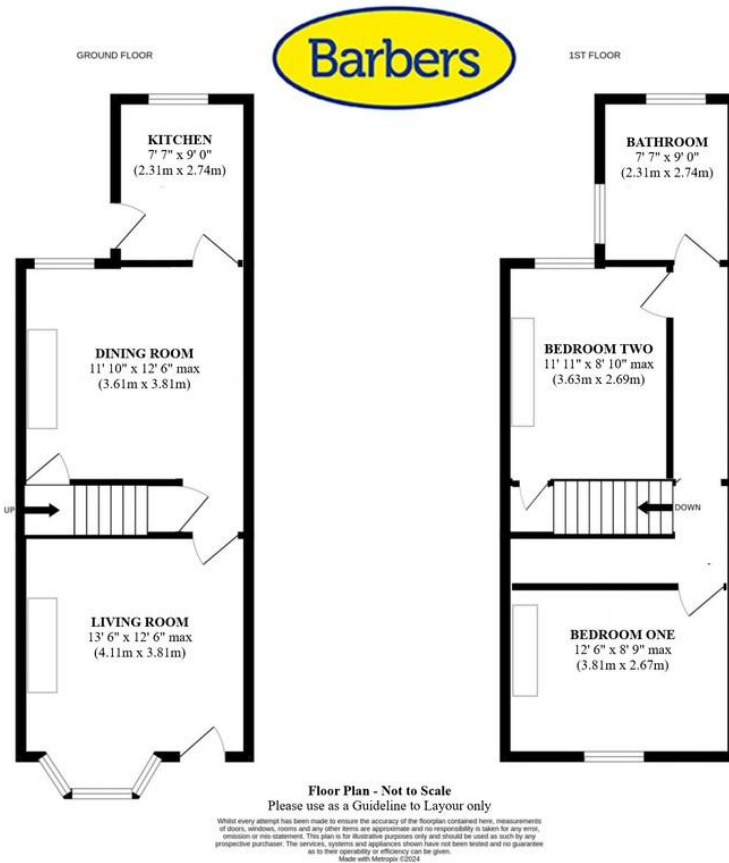
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From our office on Maer Lane turn left, then right at Nagington's Garage and left on Prospect Road. First left on Frogmore Road and follow the lane along until the end where you'll see the property on your right and it 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.

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 fee will need to be paid by you, directly to MoveButler, ahead of us issuing a memorandum of sale, and is non-refundable.



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,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk**

