

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £950

43 Shropshire Street, Market Drayton, TF9 3DA

 3 Bedrooms

 1 Bathroom

# 43 Shropshire Street, Market Drayton, TF9 3DA



## General Remarks

Three-bedroom semi-detached period property

Located within walking distance of  
Market Drayton town centre

Period features and enclosed rear courtyard

Gas central heating

EPC Rating 67|D Council Tax Band 'C'

Holding Deposit £219.00 Deposit £1,096.00

## Accommodation

**Location:** The property enjoys a convenient location in the North Shropshire market town of Market Drayton, within walking distance of an excellent range of local retail shops and amenities as well as larger supermarket stores. Market Drayton is ideally situated for access to the larger towns of Shrewsbury and Telford. The A49 gives access links to the motorway network beyond, the nearby Whitchurch railway station has direct links to Crewe, Chester, Manchester Piccadilly, and Birmingham New Street.

### Timber Entrance Door Into

**Living/Dining Room:** 17' 6" x 16' 3" (5.33m max x 4.95m) Carpet floor covering, two radiators.

**Kitchen/Breakfast Room:** Tile flooring, matching wall and base units with work top surface above, integrated electric oven with four-ring gas hob over, space and plumbing for washing machine. Bay window to rear elevation. Store cupboard.

**Bedroom One:** 13' 11" x 5' 1" extending to 9' 7" (4.24m x 1.55m extending to 2.93) Carpet floor covering, radiator.

**Bedroom Two:** 12' 11" x 11' 11" (3.93m x 3.62m) Carpet floor covering, exposed timber, radiator.

**Bedroom Three:** 9' 8" x 7' 0" (2.94m x 2.13m) Carpet floor covering, exposed timber, radiator.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Bathroom:** Vinyl flooring, low level w.c., pedestal wash hand basin with tiled splash back, panel bath, glazed corner shower cubical with Triton T80 electric shower, radiator, extractor fan.

**Courtyard:** Concrete slabs, timber boundary fencing.

**Tenure:** We are informed that the property is freehold.

**EPC Rating 67|D**

**Council Tax Band 'C'**

**Holding Deposit £219.00**

**Deposit £1,096.00**

**Direction:** Entering Market Drayton on the A53 along Shrewsbury Road, proceed along Shropshire Street; after a short distance, before the roundabout onto Frogmore Road, the property can be identified on the right-hand side by the agents 'To Let' board.

**Viewing Information:** For further information or to arrange a viewing please contact the sole letting agents Ellesmere office on (01691) 622534.

**Further Information:** Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.





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