



Helping *you* move



Rose Cottage, 3 Dog Kennel Lane Market Drayton, TF9 1JX

A Charming Detached Three Bedroom Cottage presented to the highest standards, with a pretty Landscaped Garden and Off-Road Parking for 3-4 cars.

Offers In Region Of
£399,000

Overview

- A Charming Three Bedroom Detached House
- Beautifully Presented Throughout
- Lounge with Log Burner, Snug/Dining Room
- Modern Dining Kitchen, Utility/Cloakroom/wc
- Three Double Bedrooms, En Suite Wet Room
- Generous Garden & Decking Area
- Off Road Parking for 3-4 Vehicles
- Tenure – Freehold
- Council Tax Band – D
- EPC Rating - D



Brief Description

A smart stable door opens to the Entrance Hall with stairs to the first floor Landing and to the ground floor is a smart Breakfast Kitchen with French doors to the timber deck, WC/Utility Room, Snug/Dining Room and Living Room with Clearview log burning stove. To the first floor are three Double Bedrooms – with one having an En Suite Shower Wet Room – and the fully tiled Bathroom with a spa bath, vanity hand-wash basin unit, w.c., bidet and radiator towel rail.

Externally, the property has been landscaped to offer you a generous and private composite decked entertaining area to take in the view across the adjacent Market Drayton community picnic space, with steps off to the large lawned garden with summer house and retaining stone wall. There is off-road Parking for up to four vehicles.

Location

Market Drayton is a busy market town with a weekly Wednesday street market whose charter dates back to 1245. The town has a Secondary School, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops and Supermarkets. There's a good range of sports clubs including Squash, Tennis, Cricket and Football, and the Swimming Centre is within walking distance.

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.



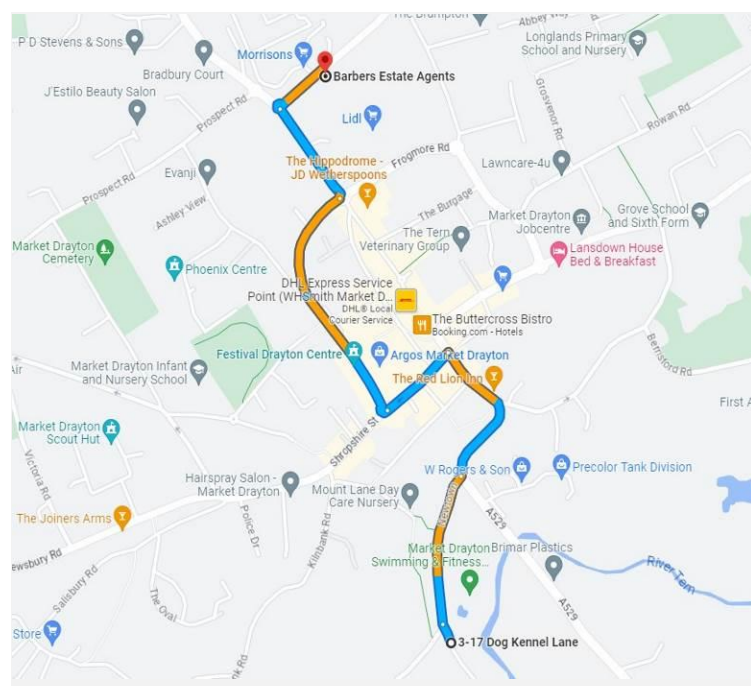
Useful Information

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, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

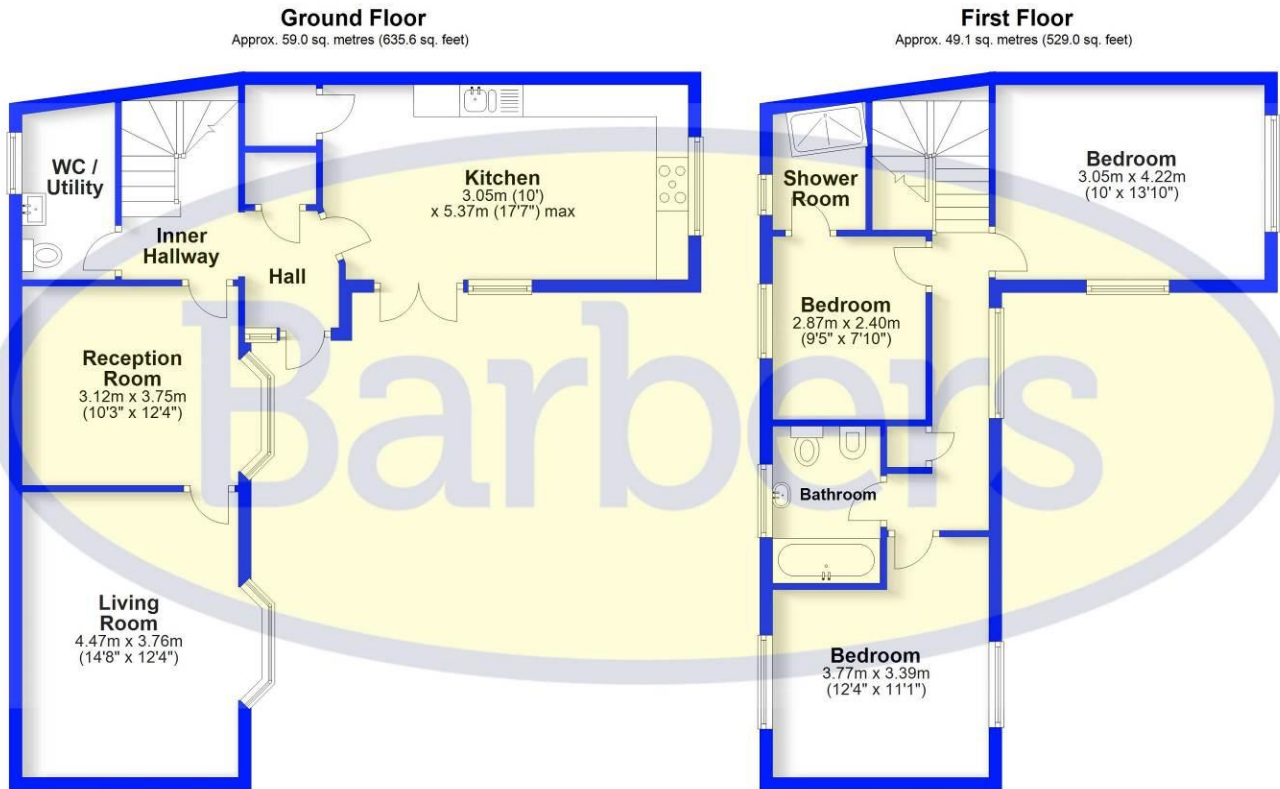
FOR MORE INFORMATION: Go to: www.barbers-online.co.uk



DIRECTIONS: Take the A529 Hinstock Road from Market Drayton High Street, following the road down Phoenix Bank. Turn right into Newtown, passing the swimming baths where you will find the property on the left-hand side, which can be identified by our For Sale board.

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.



Total area: approx. 108.2 sq. metres (1164.6 sq. feet)

Plan produced by www.firstproperty-services.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



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.

BARBERS ESTATE AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk



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.