



Helping *you* move



18 Rowan Road, Market Drayton, TF9 1RE

A nicely presented Three Bedroom Semi-Detached House on this popular residential road - recently updated throughout, it has a smart Breakfast Kitchen, modern Bathroom, Garage and Parking for 2-3 Cars.

Offers In Region Of
£240,000

Overview

- Three Bedroom Semi-Detached House
- Nicely Presented Throughout
- Entrance Hall, Spacious Lounge
- Breakfast Kitchen
- Two Double, One Single Bedrooms
- Modern Bathroom with Over Bath Shower
- Enclosed Rear Garden, Garage, Driveway Parking
- Council Tax Band – B
- Energy Rating - C



Brief Description

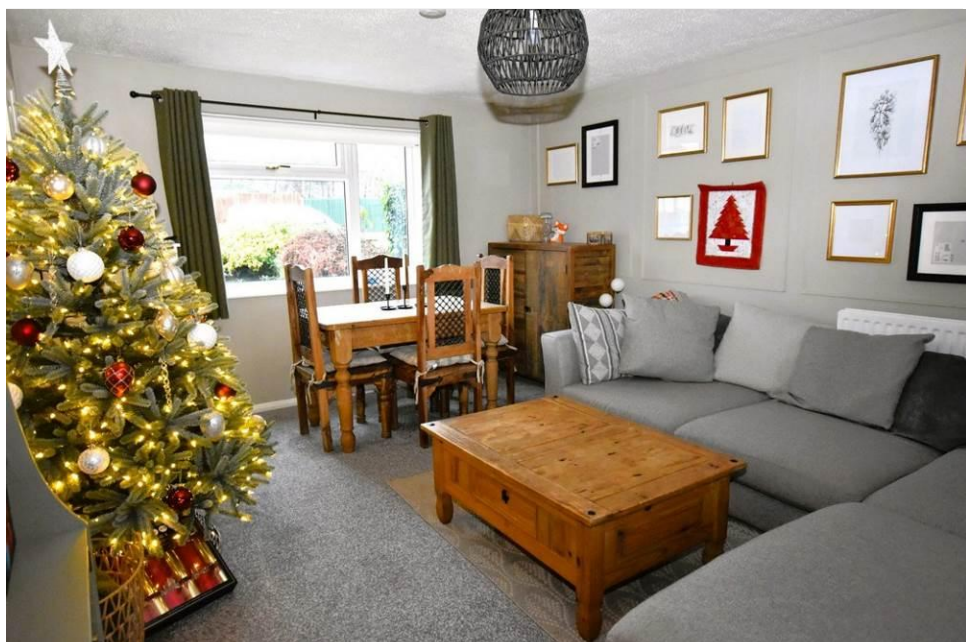
The front door opens to the Hall and to your left is the spacious Living Room which leads through to the Breakfast Kitchen - a smart modern space with an excellent range of grey, flat-fronted units, integrated single oven with hob and extractor fan over, space for your washing machine and large fridge freezer, and patio doors out to the rear Garden. To the first floor is the Landing with access to the boarded loft space, two Double Bedrooms, a Single Bedroom and the family Bathroom.

The property has a landscaped gravelled garden to the front and then there's driveway Parking leading to the single, detached Garage. A side gate opens to the rear Garden which is laid to lawn with a patio and two large, raised timber beds which the vendor used to grow vegetables last summer.

Location

Market Drayton is a busy market town with a weekly Wednesday street market 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



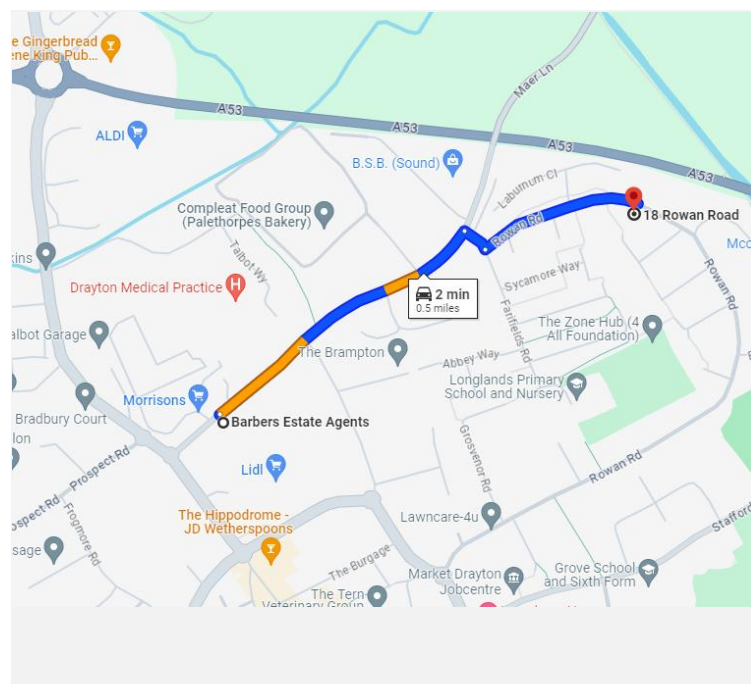
Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

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

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



DIRECTIONS: From our office on Maer Lane turn right and then take the third right turn onto Fairfields Road, then immediately left on Rowan Road where the property is approximately 500 yards on your right 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.



TOTAL FLOOR AREA : 884.89 sq. ft. (82.21 sq. m.) approx.

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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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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