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12 Warwick Rogers Close, TF9 3FE

A nicely presented Four Bedroom Detached House with generous Living Accommodation including a Breakfast Kitchen with large Pantry, Lounge, Study/Snug, Dining Room, and Principal Bedroom with En Suite - plus an enclosed rear Garden and Driveway Parking.

Offers In Region Of
£350,000

Overview

- Spacious Four Bedroom Detached House
- Nicely Presented Throughout
- Entrance Hall, Ground Floor WC
- Kitchen, Utility, Snug/Home Office
- Dining Room, Lounge
- Principal Bedroom with En Suite
- Three Further Bedrooms, Bathroom
- Enclosed Rear Garden with Patio area, Driveway Parking
- Council Tax Band – E
- Energy Rating - C



Brief Description

The welcoming Entrance Hall has a turning staircase to the first floor, a large coats cupboard and a door to the ground floor WC. To your right is the Snug/Home Office (formerly the Garage), to your left is the Lounge and there's a separate Dining Room with French doors out to the Garden. The Kitchen has a good range of white flat-fronted cupboards with integrated double oven and gas hob with extractor fan over, space for your dishwasher and a tall fridge/freezer, and a large pantry cupboard and off the Kitchen is the Utility.

To the first floor, set around the central Landing are the Principal Bedroom with built-in wardrobes and an En Suite, plus three further Double Bedrooms and the Family Bathroom. Externally, there's Driveway Parking to the front and an enclosed rear Garden with central lawned area, patio and garden shed.

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

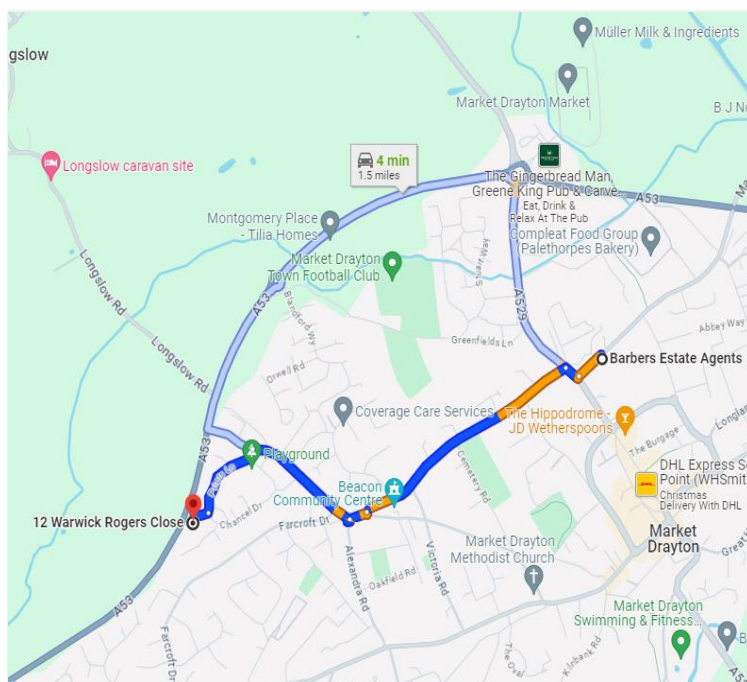
TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239.

Email: Newport@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 left, then right and left on Prospect Road. Turn right on Longslow Road and at the roundabout bear left and then keep right on Priors Lane, turning right onto Warwick Rogers Close and follow the road round to the left where the property is 50 meters 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.

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Total area: approx. 128.8 sq. metres (1386.8 sq. feet)

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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.

BARBERS ESTATE AGENT: Maer Lane, Market Drayton, TF10 7JJ | Tel: 01630 653641
Email: newport@barbers-online.co.uk

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Get in touch today! Tel: 01630653641

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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