



Helping *you* move



80 Rowan Road, Market Drayton, TF9 1RR

A spacious Four Bedroom Detached Property in this highly popular residential area with Open Plan Lounge/Dining Room, Principal Bedroom with En Suite, generous rear Garden - and is offered to the market with No Upward Chain.

Offers In Region Of
£300,000

Overview

- Modern Four Bedroom Detached House
- No Upward Chain
- Entrance Hall, Kitchen, Utility
- Lounge, Dining Room, Conservatory
- Principal Bedroom with En Suite
- Three Further Double Bedrooms, Bathroom
- Generous Rear Garden with Patio, Garage, Car Port, Driveway Parking
- Council Tax Band – D
- Energy Rating - C



Brief Description

A glazed Porch leads to the Hallway and to your right is the ground floor Cloaks/WC. To your left is the Lounge - a light and airy room with a large bow window to the front, fireplace with gas fire, and an archway leading through to the Dining Room which has sliding patio doors out to the rear Patio. The Kitchen has an excellent range of traditional units with integrated double oven, gas hob with extractor fan over and fridge (would need replacing), and one door leads through to the Utility and another opens to the Conservatory which, in turn, has a door through to the Garage.

Moving to the first floor, and the Principal Bedroom has an En Suite Shower Room, three further Double Bedrooms and the family Bathroom.

Externally, the property has a front lawned garden, driveway parking for two cars plus the Carport and Garage. To the rear is a large, mainly lawned rear Garden which has mature herbaceous borders, trees, cottage garden area and a patio entertaining space.

Location

Market Drayton is a busy market town with a weekly Wednesday market, 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.



Your Local Property Experts

01630 653641



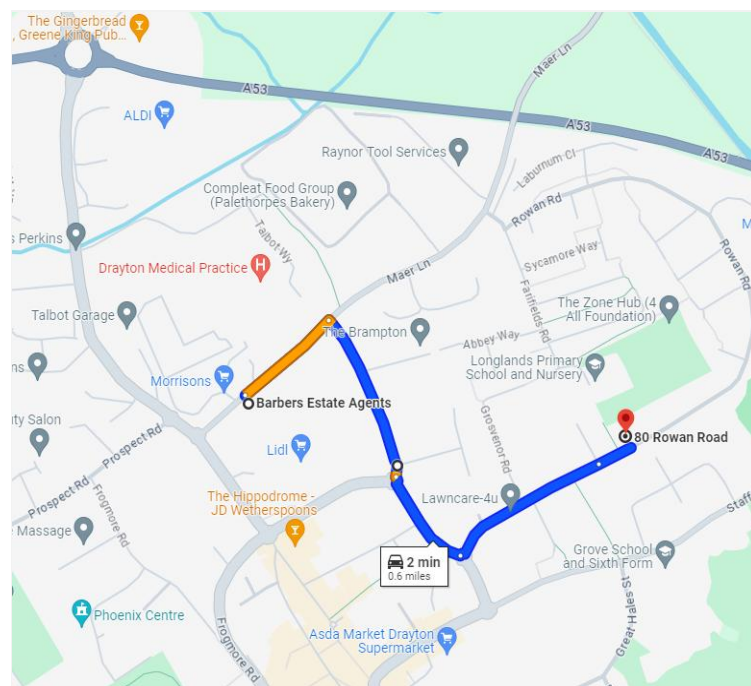
Useful Information

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, Shrewsbury Tel: 0345 678 9002

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

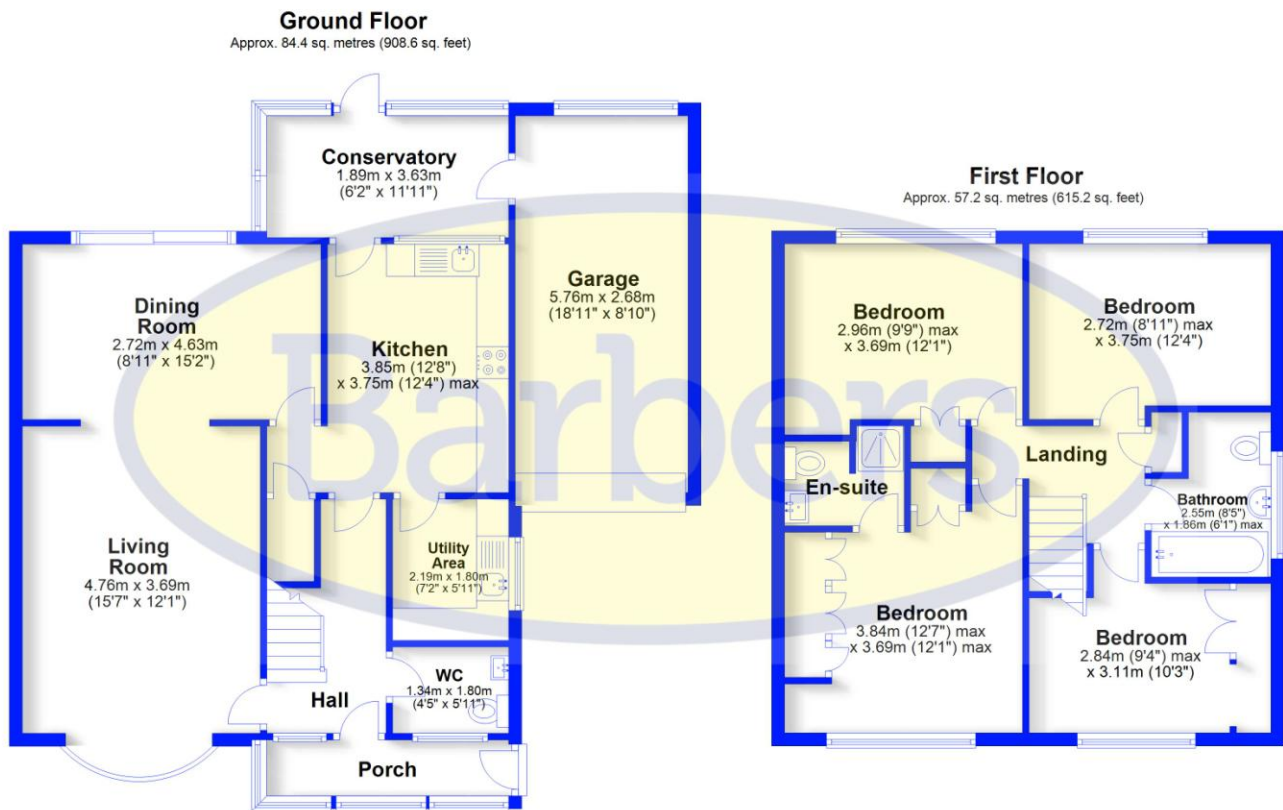


DIRECTIONS: From our office on Maer Lane turn right and then right on Smithfield Road. Go straight over the first mini roundabout and then bear left at the second mini roundabout on Longlands Lane which becomes Rowan Road - the property is approximately 500 yards on your left.

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.

Floor Plan to



Total area: approx. 141.6 sq. metres (1523.8 sq. feet)

Plan produced by www.firstpropertyservices.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



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.

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