



Helping *you* move



## 65 Rowan Road, Market Drayton, TF9 1RF

An immaculate Two Bedroom Semi-Detached Bungalow that has been updated and decorated throughout, with a new Kitchen and Bathroom - and is offered to the market with No Upward Chain.

Offers In Region Of  
**£225,000**

## Overview

- Two Bedroom semi-Detached Bungalow
- No Upward Chain
- Entrance Hall, New Kitchen, New Bathroom
- Spacious Lounge, Conservatory
- One Double and One Single Bedrooms
- Enclosed Rear Garden with Large Shed
- Garage, Driveway Parking
- Council Tax Band - B, Energy Rating - D



## Brief Description

A side porch opens to the L-Shaped Hallway with Loft access and the airing cupboard housing the hot water tank. To your left is the new Kitchen which has a smart range soft grey flat-fronted units, with integrated oven, hob with extractor fan over, washing machine, fridge and a white sink, plus the Ideal Logic central heating boiler. The Lounge is a lovely light and spacious room, with a glazed door from the Hall, tiled fireplace housing an electric fire, large picture window to the front aspect.

Bedroom One is a generous double room with a wall of built-in wardrobes, and Bedroom Two is a single room which would also make a great snug or hobby room as it has a wide glazed door out to the Conservatory. Completing the accommodation is the new Bathroom with an electric shower over the bathtub.

The outside space has an enclosed rear Garden with central lawn and flower beds. There's a large, insulated shed and a Garage, both with light and power. To the front of the property is an ornamental loose slate Garden with mature shrubs and the Driveway, Garage and Car Port give you parking for 2-3 cars.

## Location

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



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](mailto: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](http://www.barbers-online.co.uk)



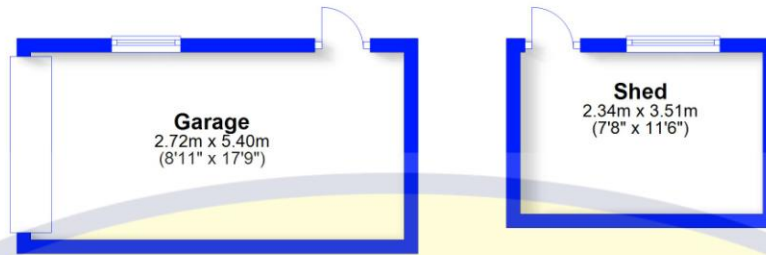
**DIRECTIONS:** From our office on Maer Lane turn right, take the second right turn on Fairfields Road and then immediately left on Rowan Road where the property is approximately 750 yards on your left and can be identified by our For Sale sign.

**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.

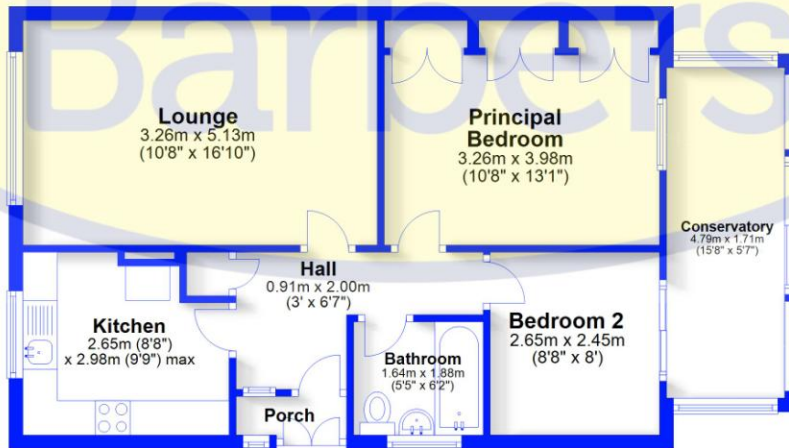
**Outbuilding**

Approx. 22.9 sq. metres (246.6 sq. feet)



**Ground Floor**

Approx. 64.0 sq. metres (688.6 sq. feet)



Total area: approx. 86.9 sq. metres (935.2 sq. feet)



**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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