

## Helping you move









### Rowan Road, Market Drayton, TF9 1RE

An individually designed Four Bedroom Detached house in a highly desirable residential area with Dining Kitchen, Lounge, Conservatory, private rear Garden and Driveway Parking. Offers In Region Of £280,000

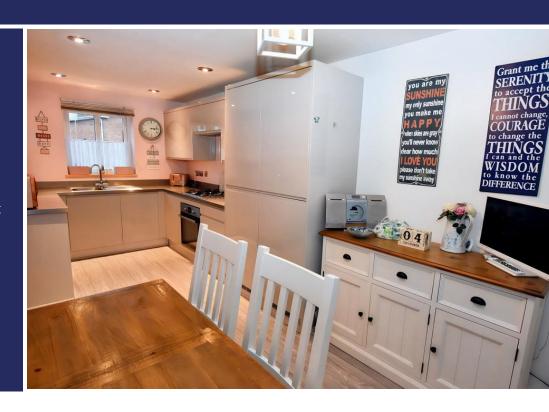
Tel: 01630 653641

# Rowan Tree Cottage, Rowan Road, Market Drayton, TF9 1RE

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#### Overview

- Nicely Presented, Spacious Four Bedroom Detached House
- Within Easy Walking Distance of the Shropshire Union Canal
- Entrance Hall, Cloakroom with WC, Ground Floor Bedroom
- Spacious Lounge with Dual Aspect Windows, Conservatory, Dining Kitchen with Integrated Appliances
- Three Bedrooms, Bathroom
- Enclosed Rear Garden, Driveway
  Parking
- Council tax Band D, Energy Rating - B



#### **Brief Description**

The Entrance Hall has stairs to the first floor Landing and a door to the Cloakroom with WC. The Lounge has dual aspect windows, and a log-burner style gas fire set in a feature brick surround. The Dining Kitchen which has an excellent range of modern, gloss flat-fronted units with integrated appliances. There's a Conservatory overlooking the rear Garden and the Inner Hall leads to Bedroom Four. To the first floor are three good-size Bedrooms, with Bedroom One having a large walk-in wardrobe which could have the potential to be turned into an En Suite, and the Family bathroom.

Externally, the property has a block-paved Driveway to the front giving you Parking for 1-2 cars, with an enclosed lawned Garden to the right that wrap round the property giving you a private outdoor space that backs onto the allotments.

#### Location

The property is within easy walking distance of the Shropshire Union Canal in Market Drayton - 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, and access to the Shropshire Union Canal.

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.



# 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

We are advised that all **SERVICES:** mains services and gas central heating are available, plus solar panels which are owned by the property. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website.











**DIRECTIONS:** From our office on Maer Lane tum right, take the second right turn on Fairfields Road and then immediately left on Rowan Road where the property is approximately 500 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.

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FLOOR PLAN Not to Scale - Please use as a Guideline to Layout only

Whilst www, attempt has been made to ensure the occuracy of the booplast contained test, researchment of cloors, whethers, sooms and any other ments are approximate and not responsibility to belief for any even orientation or ensu-statement. They also in the filterations purposes unity and already to used an auch by any prospective purchases. The services, operation and applications stroken to view not been instead and no quartistic as in their operations of officiency, and the given.





### 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 but, please contact us before viewing the property.