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## 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**

## 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.



### 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, 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 turn 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.



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

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, doors 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, appliances 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,  
Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)**

