



Helping *you* move



8 Rowan Road, Market Drayton, TF9 1RE

Set on a generous corner plot, 8 Rowan Road is a spacious Three-Bedroom Semi-Detached House with Lounge, Breakfast Kitchen, Courtyard-Style Garden and an enclosed front Garden giving you plenty of Off Road Parking.

Offers In Region Of
£235,000

Overview

- Three Bedroom Semi-Detached House in a Popular Residential Area
- Entrance Porch, Hallway, Lounge
- Breakfast Kitchen, Dining Room/Snug
- Workshop, Ground Floor WC, Covered Patio
- Two Double and One Single Bedrooms
- Modern Bathroom
- Low Maintenance Rear Garden with Pergola
- Council Tax Band – B
- Energy Rating - D



Brief Description

To the ground floor is the Entrance Porch, Hallway with stairs leading up to the first floor Landing, a good-size Lounge with part-glazed French doors that lead to the Breakfast Kitchen which has a good range of modern, flat fronted units with space for your washing machine and fridge, free standing oven with extractor fan over and double French doors lead out to the covered patio. There's a flexible space that is currently used as a Dining Room but would make a great Home Office, Playroom or additional Bedroom. Off this is the ground floor WC and the Workshop. To the first floor are two double Bedrooms, with one having built-in wardrobes, a single Bedroom and the modern, fully tiled Bathroom.

Externally, the property has a large gravelled front Garden and Driveway you Driveway Parking for 3-4 cars. To the rear of the property there's a low maintenance courtyard-style Garden.

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.

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 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
Tel: 0345 678 9002

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

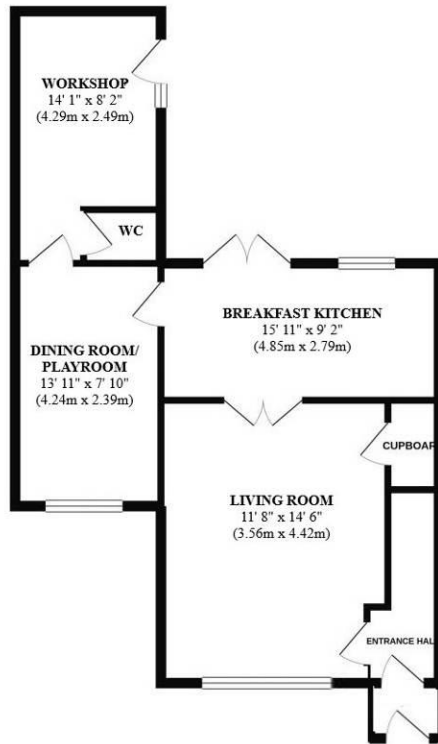


DIRECTIONS: From our office on Maer Lane turn right, take the second right turn on Fairfields Road and then immediately left on Rowan Road where the property is approximately 500 yards on your right and can be identified by our For Sale sign.

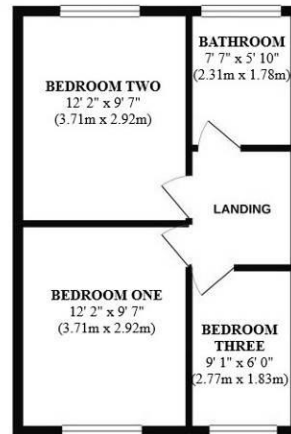
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. 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.

GROUND FLOOR
603 sq. ft. (56.0 sq. m.) approx.



1ST FLOOR
373 sq. ft. (34.6 sq. m.) approx.



Floor Plan
Not to Scale
Please use as a Guideline Only



TOTAL FLOOR AREA: 976 sq. ft. (90.7 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms 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, systems and appliances shown here are not been tested and no guarantee, as to their operation or efficiency can be given.
Made with Memphis 12/2021



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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