



£200,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💰 COUNCIL TAX BAND: B

## Market Drayton

Red Barn Road  
Market Drayton Shropshire

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**Red is for danger. Well you are in danger of missing out on this modern town house, so head over to Red Barn Road where, if you are quick enough you could be the lucky new owner three bedroom town house. The home has a carport driveway for two cars which has a bedroom over meaning that if you are looking for that little extra size you won't be disappointed!**

Internally, the home comprises of an entrance hall, guest WC, lounge & dining area with conservatory off, a contemporary fitted kitchen with built-in cooking facilities. Meanwhile, to the first floor there are three generous sized bedrooms and a family bathroom. Externally, to the rear of the home is an enclosed, mostly lawned garden.

- Modern Terraced Home
- Open-Plan Lounge & Dining Area with Conservatory
- Three Generous Sized Bedrooms
- Contemporary Fitted Kitchen
- Guest WC & First Floor Bathroom
- Carport Driveway & Enclosed Rear Garden

You can reach us 9am to 9pm, 7 days a week

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

**01630 658888**

hellomarketdrayton@dourishandday.co.uk



## Entrance Hallway

A front entrance door leads into the hallway which has a cloaks cupboard off and radiator. Doors off to the guest WC, lounge and kitchen.

## Guest WC

Fitted with a pedestal wash basin with tiled splash back and low level WC and radiator.

## Lounge & Dining Area 13' 0" x 12' 11" (3.97m x 3.94m)

A generous sized reception room which has an open-plan staircase, radiator and French doors to the conservatory.

## Conservatory 9' 5" x 9' 10" (2.88m x 3.00m)

Having double glazed windows set on low brick walls to three sides and patio doors to the rear garden.



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## **Kitchen** 9' 2" x 6' 7" (2.79m x 2.00m)

Fitted with a range of contemporary base and wall units, work surfaces to two sides and inset stainless steel sink unit, drainer and mixer tap. Integrated four ring gas hob with cooker hood over and electric oven below. Further spaces for a washer and upright fridge freezer. Tiled splash backs, radiator and double glazed window to the front.

## **First Floor Landing**

Having loft access and doors off to the three bedrooms and family bathroom.

## **Bedroom One** 11' 5" x 10' 11" (3.47m x 3.34m)

A generous sized double bedroom with built in double door wardrobe and additional cupboard, radiator, and double glazed window to the front.

## **Bedroom Two** 14' 5" x 8' 6" (4.40m x 2.58m)

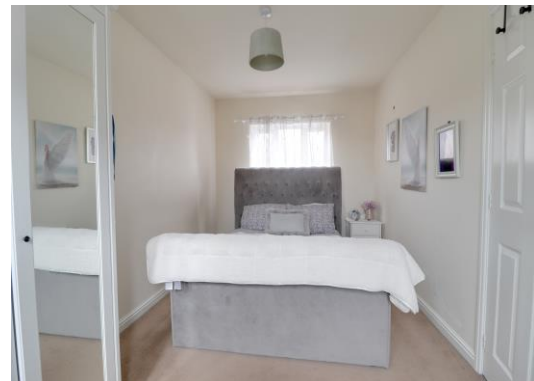
A further generous sized bedroom with radiator and double glazed windows to the front and rear.

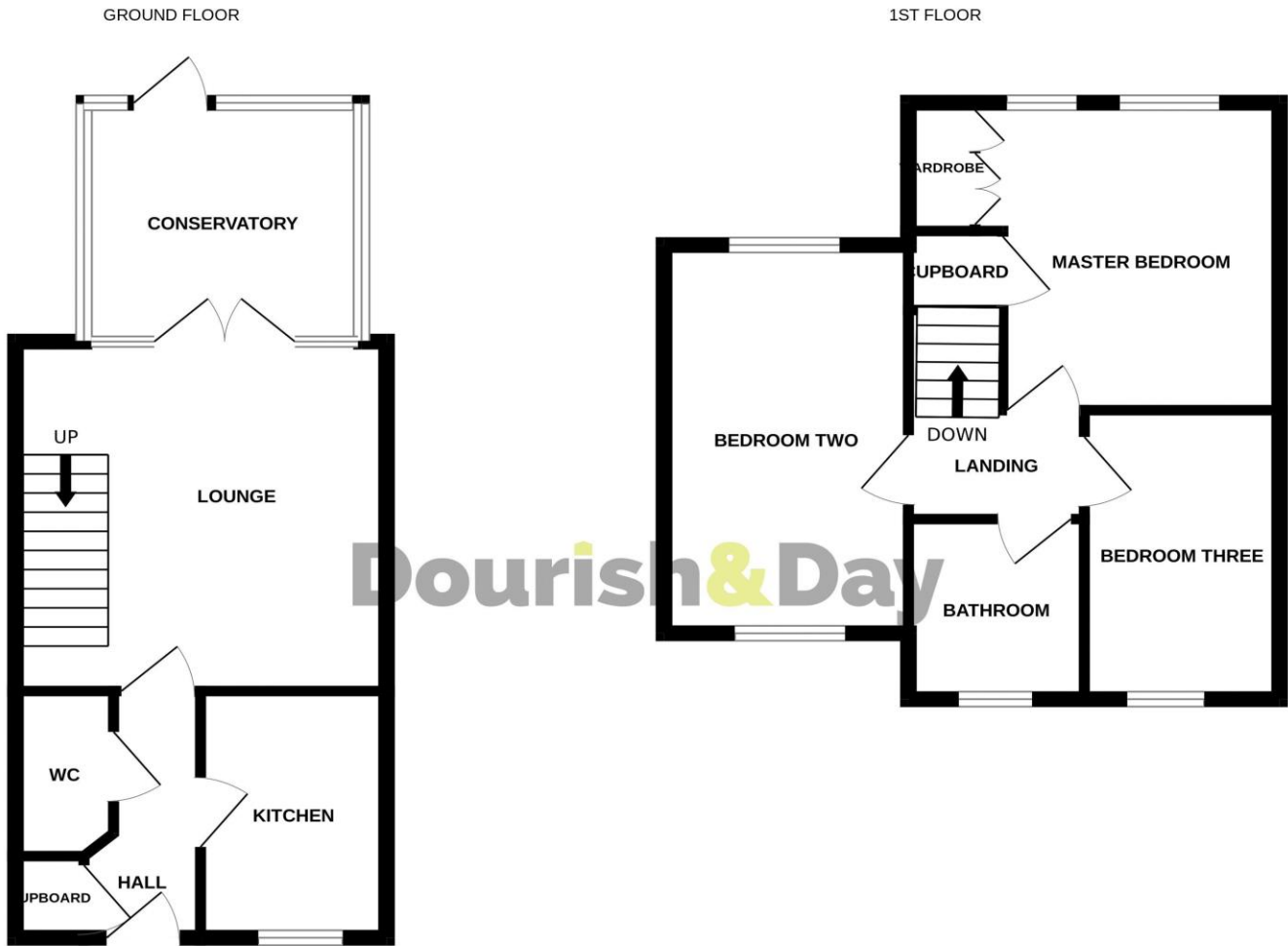
## **Family Bathroom** 6' 1" x 6' 0" (1.86m x 1.83m)

Fitted with a white suite comprising panel bath with mains shower over and shower screen, pedestal wash basin and low level WC. Heated towel rail and double glazed window to the front.

## **Externally**

The home is set behind a decorative stone covered front garden with canopy porch above the front entrance door. To the side is a carport driveway for two cars. The enclosed rear garden has a patio area leading onto a mostly lawned garden with garden shed. A timber gate from the side of the driveway.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Energy efficient - lower rating costs			
(82+)	A		91
(61-81)	B		
(49-60)	C		75
(35-48)	D		
(29-34)	E		
(17-28)	F		
1-16	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epcrea.com	



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