



Helping *you* move



23 Prospect Road, Market Drayton, TF9 3BQ

Offered to the market with No Upward Chain, Rosecroft is a light and spacious Three Bedroom Detached House on this highly desirable residential road, with an Open Plan Kitchen/Dining/Living space, Garden Room, large rear Garden and Garage.

Offers In Region Of
£375,000

Overview

- Three Bedroom Detached House with Large Rear Garden
- No Upward Chain
- Open Plan Kitchen/Dining/Living Space, Garden Room
- Shower Room, Utility area
- Two Double and One Single Bedrooms, Bathroom
- Large Rear Garden with Patio Area and Kitchen Garden
- Single Garage, Driveway Parking
- Council Tax Band - D, Energy Rating - D



Brief Description

To the ground floor is the Hallways with stairs to the first floor, and a stylish Open Plan Kitchen/Living/Dining area that has been updated to a high standard whilst retaining the sense of character of this lovely home. To the Kitchen area is an excellent range of Shaker-style units with integrated dishwasher, fridge and double oven with electric hob. The Dining area has French doors out to the large Garden Room, and the Sitting Room has a large bay window to the front and an oak mantle over an inset fireplace. Off the Kitchen is the Shower Room, Utility Area and door to the Garage.

To the first floor, and Bedrooms One and Two are generous double rooms and Bedroom Three is a good-size single room that's currently presented as a Home Office. Completing the accommodation is the Bathroom with a rainfall shower over the bath.

The rear Garden here is really something special! There's a paved patio area with steps to a lawned Garden with a Kitchen Garden with green house and timber shed.

Location

Set on a highly desirable residential road, within walking distance of the shops and amenities of 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.



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

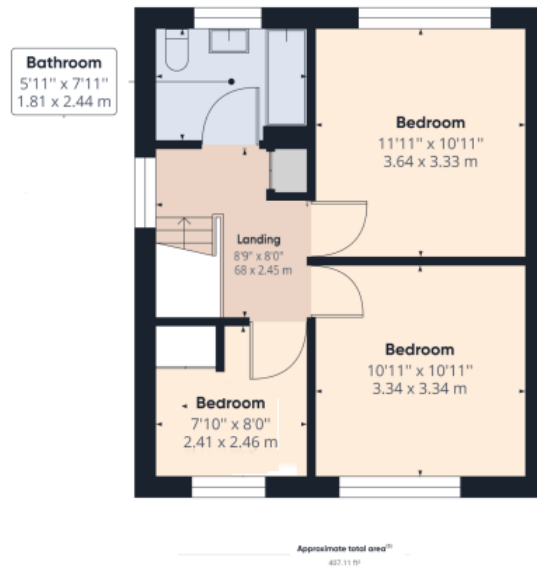
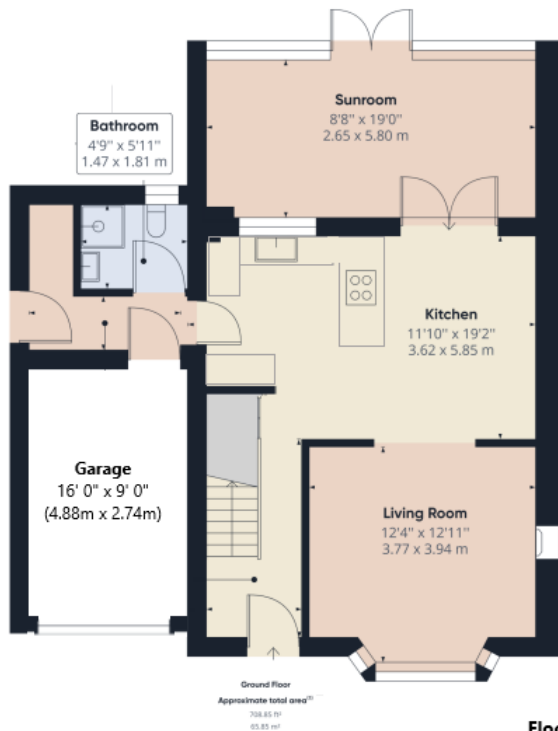
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm



DIRECTIONS: From our office on Maer Lane turn left, then right at Nagington's Garage and left on Prospect Road where the house is approximately 500 yards on your left and can be identified by our For Sale sign.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.



Floor Plan - Not to Scale

Please use as a Guideline to Layout Only



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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