



Helping *you* move



Highfields, Gravelly Hill, Ashley, TF9 4JU

Set in an elevated position with wonderful views from the front Balcony out across The Dale, this Three Bedroom Semi-Detached property has a Double Garage to the ground floor and all the accommodation is set on the first floor - with a smart Studio/Office set in the rear Garden.

Offers In Region Of
£275,000

Overview

- Three Bedroom Semi-Detached Property with Large Balcony over the Double Garage
- Smart Garden Office/Studio
- Entrance Hall, Shower Room, WC
- Spacious Lounge with Open Fire, Breakfast Kitchen, Rear Porch
- Two Double and One Single Bedrooms
- Large Patio, Rear Garden
- Double Garage, Driveway Parking
- Council Tax Band – D
- Energy Rating - D



Brief Description

Set in the highly desirable village of Ashley, this property has a large Double Garage to the ground floor and then the accommodation is all to the first floor. The accommodation includes: Entrance Hall, Lounge with an open fire set in a feature fireplace, part-fitted Kitchen, rear Porch, Shower Room, separate WC., two Double Bedrooms and a good-size Single Bedroom.

Externally, the property is in an elevated position with a mature rockery and lawn Garden and Driveway Parking to the front. A gate to the side of the property opens to a pathway round to the rear patio with a smart, purpose-built Garden Office/Studio and steps up to a large, lawned Garden.

Location

Ashley is a much sought-after country village on the Shropshire/Staffordshire border with a village green, popular local pub, and busy Doctors' Surgery. The next village of Loggerheads has a Co-Op Supermarket, Primary School, Post Office and local Butchers – and there's another Primary School in the village of Mucklestone.

The closest town is Market Drayton with a good range of amenities, including schools, supermarkets, restaurants and health and leisure facilities. The larger towns of Stafford, Newcastle-under-Lyme and Stoke-on-Trent are within commutable distance.



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 mains water, drainage and electricity services are available, with oil-fired central heating. 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: Newcastle Borough Council Tel: 01782 717717

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



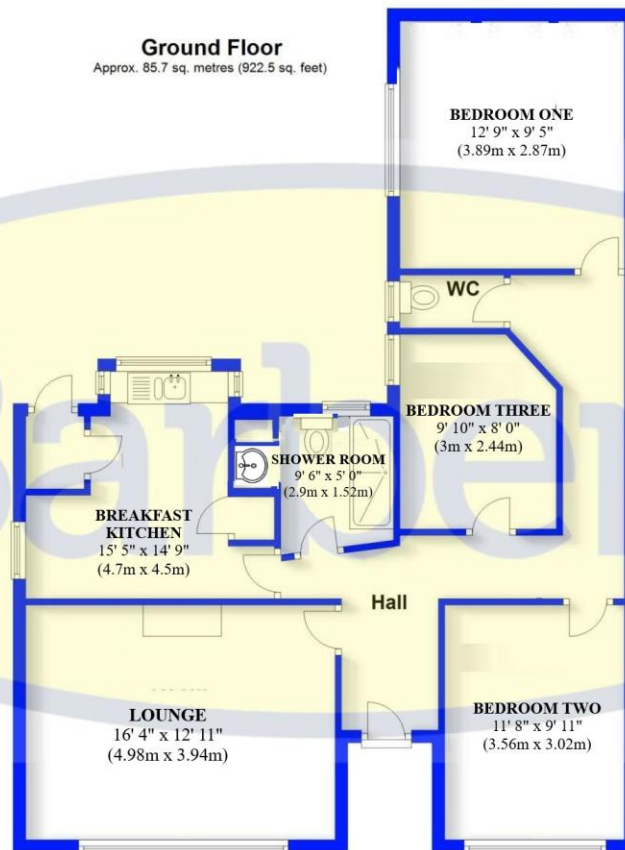
DIRECTIONS: Leave Market Drayton on the A53 for Loggerheads. On approaching Loggerheads, continue straight over the mini roundabouts and turn right into Gravelly Bank. Continue along Gravelly Bank and at the bottom of the hill you'll find the property on the left hand side directly opposite the turning to The Dale.

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

Approx. 85.7 sq. metres (922.5 sq. feet)



Total area: approx. 85.7 sq. metres (922.5 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



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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