



Helping *you* move



3 Doctors Bank, Ashley, TF9 4LE

A beautifully presented Four Bedroom Detached House with a stylish Open Plan Kitchen/Dining/Family Room, large Lounge, Principal Bedroom with En Suite and a Double Garage.

Offers In Region Of
£475,000

Overview

- Four Bedroom Detached House in the Heart of Ashley Village
- Beautifully Presented Throughout
- Entrance Hall, Study, Lounge with Log Burner and Inglenook Fireplace
- Stylish Open Plan Dining Kitchen, Garden Room, Utility, Guest WC
- Principal Bedroom with En Suite
- Three Further Bedrooms, Family Bathroom with Free Standing Bath
- Rear Garden, Garage & Driveway so Parking for 3-4 Cars
- Council Tax Band - E, Energy Rating - C



Brief Description

The front door opens to the wide and welcoming Hall with stairs to the first floor and, to your left, is the Home Office. To your right is the generous Lounge with a feature inglenook fireplace housing a log burner and a feature corner window. To the rear of the property is the stylish Open Plan Dining Kitchen with a good range of units, Range cooker, integrated dishwasher and fridge freezer, central island breakfast bar, and a generous Living area that leads through to the oak-framed Garden Room. Off the Kitchen area is the Utility and the Guest WC.

To the first floor and the Bedrooms are set around the Gallery Landing which has loft access. The Principal Bedroom has a double built-in wardrobe and En Suite Shower Room, and there are three further Double Bedrooms and a smart Family Bathroom with a corner shower and a free-standing bath.

There's good-size rear Garden and a gravelled Driveway and the Garage giving you Parking for 3-4 cars.

Location

%location_title[b,br]%



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

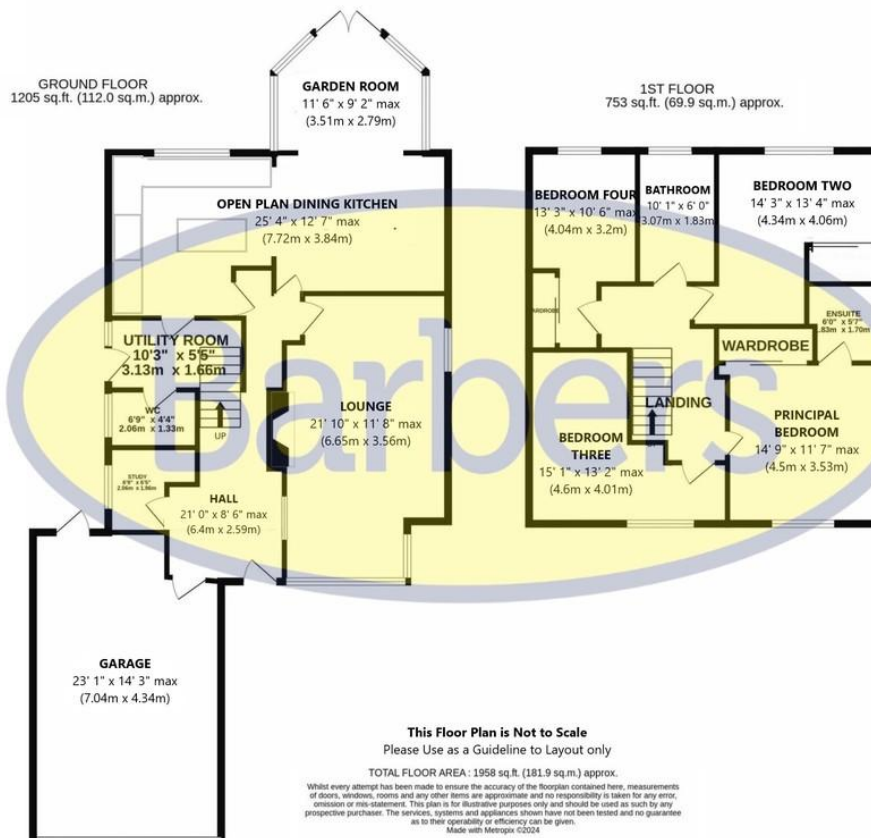
TENURE: We are advised that the property is Freehold.



DIRECTIONS: From Market Drayton take the A53 to Loggerheads, going straight over the three mini roundabouts and after approximately 0.7 miles turn right on Gravelley Hill and go through the village passing The Peel Arms on your right. Turn left on Doctors Bank and the property will be on your right.

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.



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

