



£225,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: C

Ashley Market Drayton

Woodrow Way Ashley
Market Drayton Shropshire



There are very few first time buyer properties or homes ideal for young families in the highly desirable area of Ashley so we know this is going to be a very popular home, especially as it is located in a small cul-de-sac.

Again to suit families there is a ground floor shower room as well as the first floor family bathroom, fitted kitchen and separate utility and two reception rooms. The property boasts a brand new refurbished roof, gardens to the front and rear and driveway providing off road parking for multiple vehicles. This is going to be a popular home so don't delay in booking your viewing or you will be disappointed!

- Three Bedroom Semi Detached House
- Located in A Small Cul-De-Sac
- Two Reception Rooms
- Fitted Kitchen & Separate Utility
- Upstairs & Downstairs Bathrooms
- Very Desirable Location

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 Hall

Half glass double glazed front entrance door and side panels, tiling to the floor, stairs to the first floor, under stair store cupboard and radiator.

Living Room 14' 6" x 11' 3" (4.43m x 3.42m)

Fire surround and hearth, two wall light points, radiator and double glazed window to the front.

Dining Room 11' 7" x 9' 4" (3.54m x 2.84m)

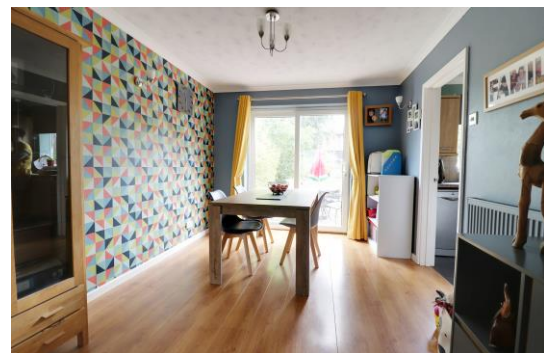
Radiator and double glazed patio doors to the rear garden.

Kitchen 11' 0" x 8' 1" (3.36m x 2.47m)

Fitted with a range of base and wall units, work surfaces to all four sides and inset stainless steel sink unit, drainer and mixer tap. Integrated four ring electric hob with cooker hood over and separate oven. Tiling to the floor, tiled splash backs and double glazed window to the rear.

Utility 12' 8" x 7' 2" (3.86m x 2.18m)

Work surface to two sides and inset stainless steel sink unit, drainer and mixer tap. Spaces for a washing machine, dryer and fridge freezer. With loft access



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

and tiling to the floor which continues into the shower room. Half glass double glazed door and window to the front and half glass double glazed door to the rear garden.

Shower Room 5' 8" x 7' 3" (1.72m x 2.2m)

Fitted with a corner shower cubicle with electric shower, wall mounted glass wash basin with mixer tap and low level WC. Tiling to the walls, radiator and double glazed window to the side and rear.

Landing

Loft access and double glazed window to the side.

Bedroom One 13' 0" x 10' 5" (3.97m x 3.17m)

A double bedroom with fitted shelving and hanging rail. Radiator and double glazed window to the front.

Bedroom Two 13' 3" x 10' 2" (4.04m x 3.11m)

Another double bedrooms with radiator and double glazed window to the rear.

Bedroom Three 9' 1" x 7' 5" (2.76m x 2.27m)

Over stair store cupboard, radiator and double glazed window to the front.

Bathroom

Fitted with a tiled panel bath with shower mixer tap and separate wall mounted shower over, pedestal wash basin and low level WC. Tiling to the walls and floor, airing cupboard with radiator, additional radiator and double glazed window to the rear.

Outside Front

The front garden has decorative stone covering and rockery with planted shrubs. Tarmac driveway provides off road parking.

Outside Rear

A paved patio leads onto a lawn with established trees and shrubs to two sides.

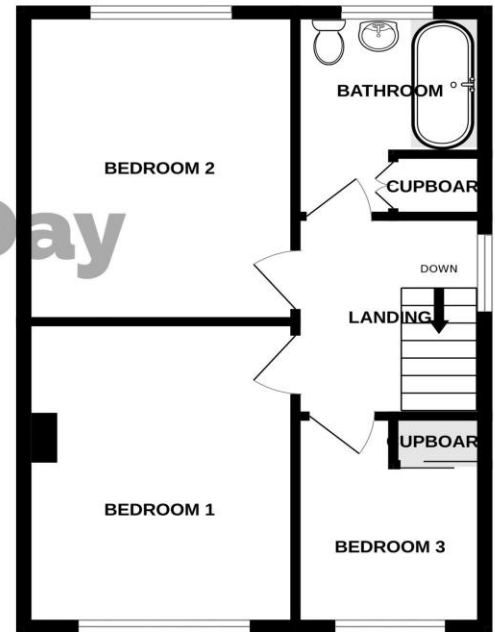
ID Checks

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



GROUND FLOOR

1ST FLOOR



Dourish & Day

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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.
Made with Metropix ©2024



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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