



£600,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💰 COUNCIL TAX BAND: E

Ashley Heath Market Drayton

Birch Rise Ashley Heath
Market Drayton Shropshire



Sometimes size does matter and when that is the case you need to head over to the desirable Ashley Heath where we have a large family home which offers multi generational and flexible living including a fully self contained annexe.

The extensive home offers an array of rooms, enough for the largest of families. There are three reception rooms plus useful study including lounge, dining room and sun lounge a contemporary fitted breakfast kitchen, separate utility and guest WC. Heading on upstairs all of the bedrooms are generous sized doubles. The master bedroom suite has an adjacent dressing room and luxury en-suite bathroom. Bedrooms two and three both have adjacent dressing rooms with one having en-suite, the fourth bedroom is another double and there is a modern bathroom. The self contained annexe has its own entrance and comprises lounge, breakfast kitchen, bedroom with French doors to the garden and modern shower room. Located set back from the cul-de-sac in the highly popular Ashley Heath and set in private and established gardens to both the front and rear.

- Extended Large Detached House
- Fully Self Contained Separate Annexe
- Four Bedrooms And Two Dressing Rooms
- Fitted Kitchen & Utility
- Modern Bathroom, En-Suite & Guest WC
- Annexe Lounge, Kitchen, Bedroom & Shower Room

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

Accessed through a composite double glazed front entrance door with fixed side panel with privacy glass. Cloaks cupboard and doors off to the guest WC, lounge and study and open plan to the dining room.

Guest WC

Fitted with a low level WC, corner wash basin with splashback and double glazed window to the front.

Lounge 12' 10" x 19' 10" (3.9m x 6.05m)

A spacious reception room with Adam Style fire surround with marble inset and hearth and open fire. Two radiators and wall of double glazed windows and glass panels including door to the rear which provides lots of natural light.



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

Dining Room 12' 8" x 11' 2" (3.87m x 3.4m)

Open plan to the hallway and having stairs off to the first floor, radiator and tall double glazed window to the front. There is a door off the dining room linking the annexe accommodation.

Study 8' 4" x 8' 6" (2.55m x 2.6m)

Having double glazed window to the rear and open plan leading to the kitchen.

Sun Lounge 9' 10" x 23' 0" (3.0m x 7.0m)

A further spacious reception room overlooking the rear garden incorporating bi-fold doors and double glazed windows to both sides. Two rows of inset ceiling spot lighting and radiator.

Breakfast Kitchen 16' 2" x 14' 2" (4.93m x 4.31m)

A spacious and extensively fitted kitchen having a range of base and wall units, work surfaces to three sides including breakfast bar, a stainless steel single drainer sink unit and mixer tap. Integrated four ring induction hob with cooker hood over and double oven with further space for an American style fridge freezer. Tall contemporary radiator, two double glazed skylights, inset ceiling spot lighting, double glazed window to the front, double glazed French doors leading into the sun lounge and door to the utility.

Utility 8' 11" x 8' 2" (2.73m x 2.49m)

Fitted with contemporary base and wall units, work surface with inset stainless steel sink unit, drainer and mixer tap with spaces below for a washing machine and dryer. Radiator, double glazed door and window to the rear and door to a store room.

Store Room 18' 4" x 7' 10" (5.58m x 2.4m) (Narrowing to 1.94m)

Housing the oil central heating boiler and door to the front garden.

First Floor Landing

Doors off to all four bedrooms and family bathroom.





Bedroom One 12' 8" x 11' 6" (3.87m x 3.5m)

A generous sized bedroom suite which includes a dressing room and en-suite bathroom. The bedroom has two double wardrobes, loft access, radiator and double glazed window to the rear.

Bedroom One Dressing Room 10' 7" x 7' 10" (3.23m x 2.38m with reducing headroom)

Fitted with shelving and hanging rail. Eaves storage and double glazed skylight.

Bedroom One En-Suite Bathroom 8' 5" x 13' 5" (2.57m x 4.1m)

Fitted with a luxury bathroom which includes a deep spa style bath with hand held shower mixer tap, pedestal wash basin with mixer tap, low level WC and corner shower enclosure with mains fed shower. Tall heated towel rail and two double glazed skylights.



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

Bedroom Two 12' 9" x 10' 3" (3.88m x 3.12m)

Having fitted wardrobes with four sliding doors, two of which are mirror doors, two double glazed windows to the front and electric wall heaters. The bedroom is open plan to an adjoining dressing area.

Bedroom Two Dressing Area 6' 8" x 7' 10" (2.03m x 2.39m)

Having a door off the landing linking the bedroom.

Bedroom Three 9' 6" x 19' 3" (2.89m x 5.88m)

There is a range of fitted wardrobes with six sliding mirror doors, double glazed French doors onto a Juliet balcony overlooking the rear garden and radiator.

Bedroom Three En-Suite 6' 6" x 9' 7" (1.97m x 2.93m)

A stylish en-suite bathroom fitted with a contemporary white suite comprising slipper bath with free standing column mixer tap with shower hose attachment, pedestal wash basin with mixer tap, low level WC and separate shower enclosure with glass screen, tiling to the walls and electric shower. Inset ceiling spot lighting, heated towel rail and double glazed window to the side.

Bedroom Four 9' 6" x 11' 8" (2.9m x 3.56m)

Built in store cupboard, radiator and double glazed window to the front.

Family Bathroom 8' 2" x 5' 11" (2.5m x 1.8m)

Fitted with a contemporary white suite comprising low level WC with concealed cistern, vanity wash basin with mixer tap and P shaped shower bath with hand held shower mixer tap. Tiling around the bath and basin, heated towel rail and double glazed skylight.

Annexe Accommodation

Annexe Lounge 19' 0" x 10' 3" (5.8m x 3.12m)

Having a double glazed French doors to the front garden providing a separate entrance to the main home, inset ceiling spot lighting, and double glazed windows to the front and side.

Annexe Inner Hallway

Doors off to the bedroom, lounge, breakfast kitchen and shower room.





Annexe Breakfast Kitchen 14' 3" x 8' 2" (4.34m x 2.5m)

Fitted with a range of base and wall units, work surfaces to three sides and breakfast bar. Inset stainless steel sink unit, drainer and mixer tap. Integrated four ring induction hob with cooker hood over, integrated oven and dishwasher. Inset ceiling spot lighting and double glazed window to the front. There is a door through to the family dining room linking the main accommodation.

Annexe Bedroom 10' 3" x 12' 1" (3.12m x 3.69m)

Fitted with a range of bedroom furniture including wardrobes to two walls, set of triple drawers with cupboards over and two sets of bedside drawers. Electric wall heater and double glazed French doors to the 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

Annexe Shower Room 8' 1" x 6' 5" (2.47m x 1.95m)

Fitted with a contemporary suite comprising low level WC with concealed cistern, vanity wash basin with mixer tap and shower cubicle with drying area and electric shower. Tiling to two walls around the suite area, extractor fan, electric wall heater and double glazed window to the side.

Outside Front

The home is set back from the roadside and has a long driveway to the front offering lots of off road parking to the tarmac drive. There is a lawned front garden with matures trees and shrubs providing lots of privacy and is adjacent to the annexe with gravelled area to the front. The front garden also houses the oil tank for the heating.

Outside Rear

There is a sun terrace leading onto the lawned garden with established boundary hedges and providing a private garden. There is also a garden shed and access to the side with gate to the front.

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.



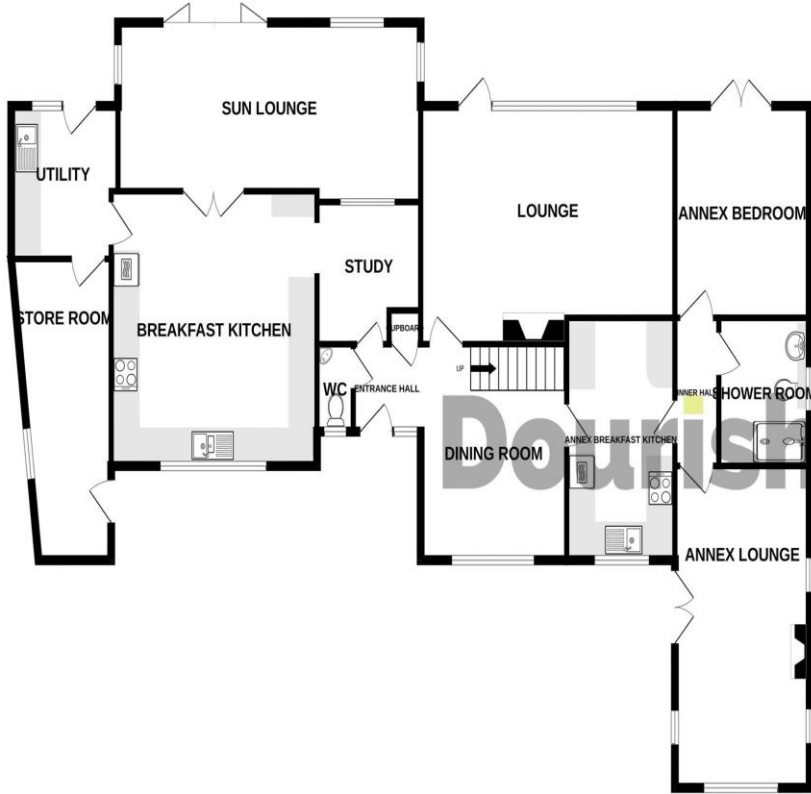
You can reach us **9am to 9pm**, 7 days a week

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

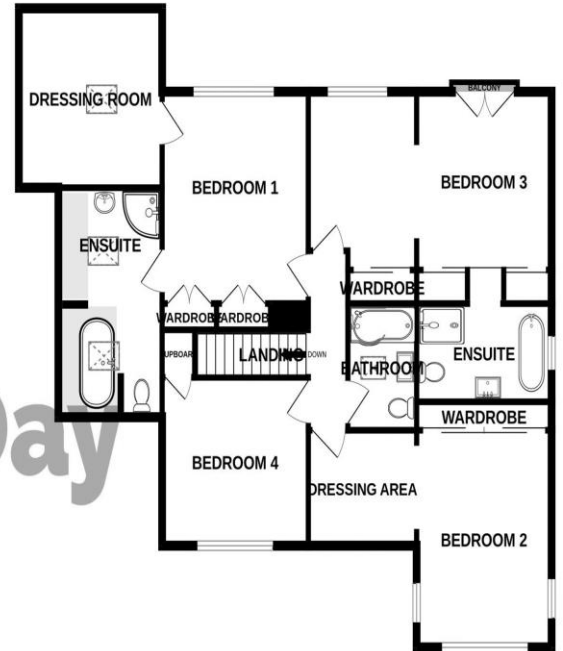
01630 658888

hellomarketdrayton@dourishandday.co.uk

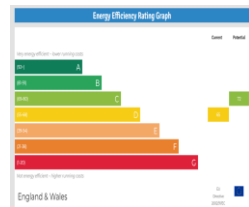
GROUND FLOOR



1ST FLOOR



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