



£449,995

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND:

Ashley Heath Market Drayton

Pinewood Road Ashley Heath
Market Drayton Shropshire



What is it they say? 'Location, location, location! If you are looking for somewhere to relax and enjoy impressive views then this detached bungalow needs to be at the top of your viewing list.

Located on the fringe of the beautiful village of Ashley Heath, within lovely gardens and views over Staffordshire countryside. The home has well proportioned rooms and has versatile accommodation comprising porch, L shaped hallway, front facing lounge to enjoy the view, dining room, two double bedrooms, fitted kitchen with separate utility and shower room. There is lots of parking to the front, double garage and established planted gardens. This is bound to be many buyers retirement home spending time enjoying the tranquil setting and watching village life pass you by. Offered with NO CHAIN, it could be yours sooner than you think.

- Picturesque Detached Bungalow
- Far Reaching Views & Lovely Gardens
- Two Reception Rooms & Two Bedrooms
- Conservatory, Fitted Kitchen & Utility
- Detached Double Garage
- Located On The Fringe Of Ashley Heath

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 Porch

Double glazed front entrance door with further glass door to the hallway.

Hallway

An L shaped hallway with doors off to the lounge, dining room, two bedrooms and shower room. Loft access and radiator.

Living Room 15' 0" x 14' 11" (4.57m x 4.54m)

A generous sized reception room with far reaching views from the double glazed window to the front and over the garden through the double glazed window to the side. Having marble fireplace and hearth incorporating a log effect electric fire, coved ceiling and radiator.

Dining Room 11' 5" x 9' 10" (3.47m x 3.0m)

Having coved ceiling, radiator and double glazed French doors to the conservatory.

Conservatory 10' 5" x 9' 1" (3.17m x 2.78m)

Double glazed windows set on low brick walls and double glazed French doors onto the side garden.

Rear Hallway

Having a store cupboard off, stable type door to the utility and door to the kitchen.



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

Fitted Kitchen 9' 10" x 11' 11" (3.0m x 3.63m)

Fitted with a range of base units with drawer tops and work surfaces over to three sides and incorporating a one and a half bowl stainless steel sink, drainer and mixer tap and tiled splash backs. Space for a slot in cooker with fitted cooker hood over, Matching wall units, space for an upright fridge/freezer, radiator and double glazed window to the side.

Utility 6' 7" x 5' 11" (2.0m x 1.8m)

A lean to construction with double glazed windows and door to two sides. Having work surface with inset one and a half bowl stainless steel sink unit, drainer and mixer tap. Spaces for a washer and further appliances.

Bedroom One 11' 11" x 11' 11" (3.62m x 3.63m)

Having fitted wardrobes to one wall, radiator and double glazed window to the front with fantastic far reaching views.

Bedroom Two 12' 0" x 12' 0" (3.65m x 3.65m)

Having fitted wardrobes to two walls, vanity wash basin with mirror over and a set of drawers. Radiator and double glazed window to the rear.

Shower Room 5' 11" x 9' 0" (1.8m x 2.75m)

Fitted with a white suite comprising open ended shower cubicle with drying area with glass screen and mains fed shower. Vanity wash basin with mixer tap and low level WC. Tiling to the floor, part tiling to the floor, radiator and two double glazed windows to the rear.

Outside Front

The home has a low fence to the front boundary which has far reaching views to the front. There are double gates to the front leading onto the wide driveway to the detached double garage. There is a lawn which extends to the side adjacent to the conservatory with established planted borders and access to the rear garden. The the side of the bungalow is a paved terrace.

Double Garage 14' 11" x 13' 7" (4.55m x 4.13m)

Having a remote electric double door to the front, power and lighting.

Outside Rear

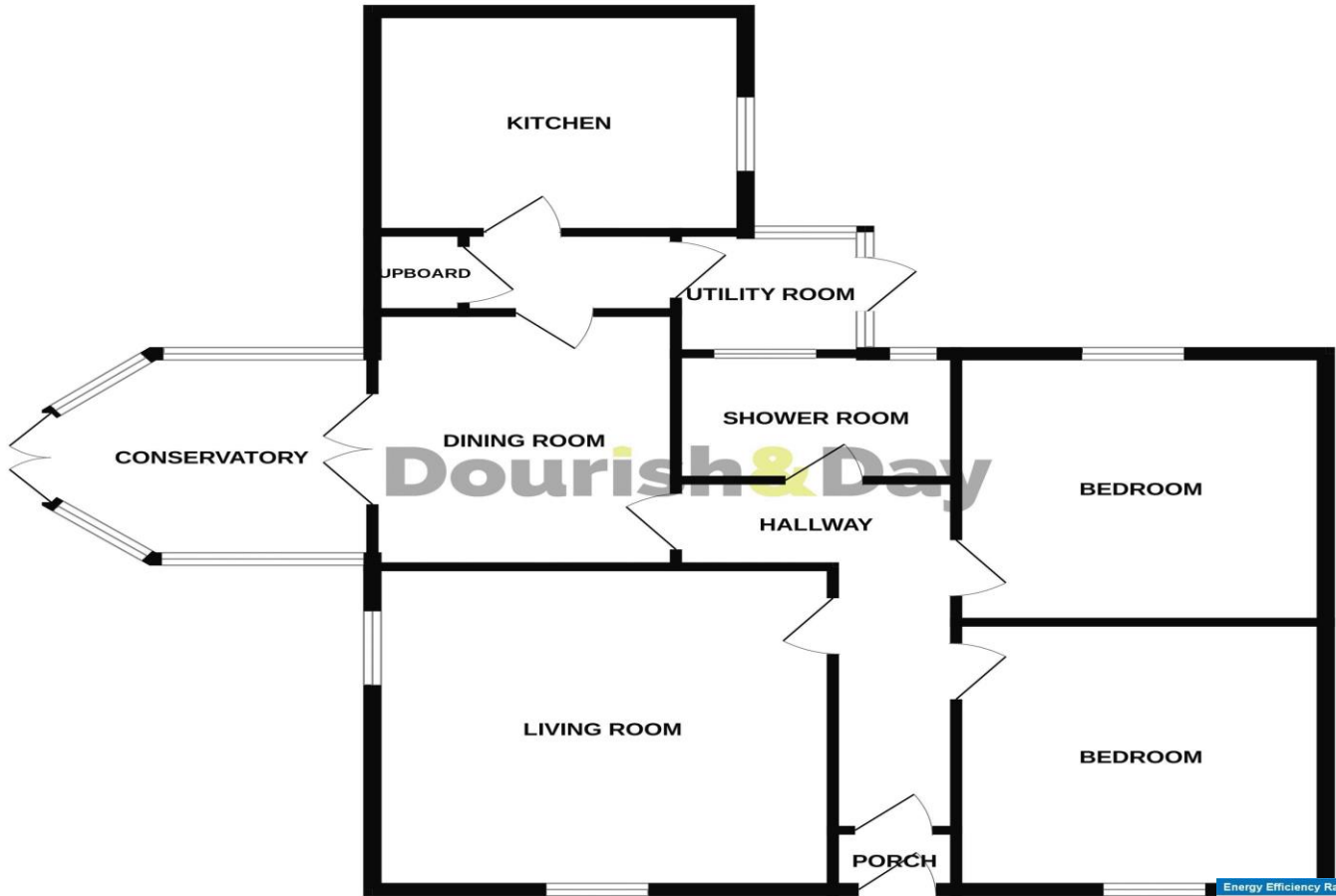
The enclosed and private rear garden has a paved patio and lawn with rockery surround with established plants and bushes. There is a further corner lawn again surrounded by plants. To the side is a garden shed.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F	40	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epc4all.com	

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