



£235,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💰 COUNCIL TAX BAND: **B**

## Ashley Market Drayton

Elder Tree Lane Ashley  
Market Drayton Shropshire TF9

*They say 'always listen to your elders'. Well today I would suggest you listen to your estate agent as we have a fabulous opportunity to purchase a generous sized three bedroom home on the outskirts of the desirable village of Ashley.*

Having views over fields to the front and set a a generous sized plot with lots of parking and lawned gardens and what's more, offered with no chain. Comprising entrance hall, guest WC, spacious full length lounge, dining kitchen, three bedrooms and family bathroom.



- Three Bedroom Semi-Detached House
- Located On The Edge Of Popular Village
- Front Facing Rural Views
- Lounge & Fitted Kitchen
- Lots Of Parking & Lawned Gardens
- No Onward Sales Chain

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](mailto:hellomarketdrayton@dourishandday.co.uk)





## Entrance Hallway

Double glazed front entrance door and radiator.

## Guest WC

Fitted with a low level WC and corner wash basin with tiled splash back. Double glazed window to the front.

## Lounge 17' 5" x 12' 2" (5.32m x 3.7m)

A spacious reception room with rustic brick chimney breast and wall feature incorporating a tiled hearth and wood burner. Double glazed windows to the front and rear and double glazed door to the rear.

## Kitchen & Dining Space 10' 9" x 13' 3" (3.28m x 4.04m)

Fitted with a range of base and wall units, work surfaces to two sides and inset stainless steel sink unit, drainer and mixer tap. Built in four ring electric hob with cooker hood over and eye level electric oven and grill. Space for further appliances, oil central heating boiler, double glazed window to the rear and half glass double glazed door to the side.



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## First Floor Landing

Having loft access and double glazed window to the front.

## Bedroom One 8' 4" x 12' 2" (2.54m x 3.7m)

A good sized double bedroom having built in wardrobe, loft access, radiator and double glazed window to the rear.

## Bedroom Two 10' 11" x 11' 2" (3.32m x 3.4m)

Another double bedroom with built in wardrobe and separate airing cupboard, radiator and double glazed window to the rear.

## Bedroom Three 8' 10" x 7' 3" (2.7m x 2.2m)

Radiator and double glazed window to the front with views over the facing countryside.

## Bathroom 6' 2" x 8' 0" (1.89m x 2.45m)

Fitted with a white suite comprising low level WC, pedestal wash basin and panel bath with electric shower over. Tiling to the walls, radiator and double glazed window to the side.

## Outside Front

The home has a lawned garden to the front and ample parking to the side of the home on the wide plot.

## Outside Rear

There is a paved patio and lawned garden. Garden store with attached log store.

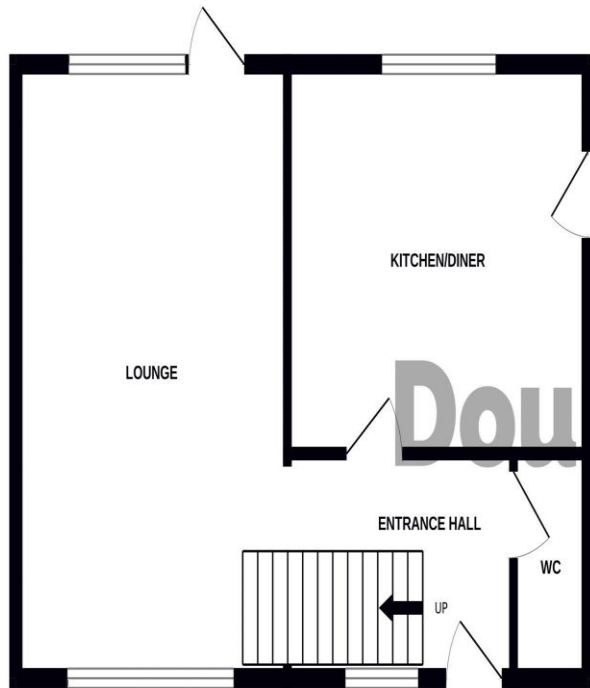
## ID Checks

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.

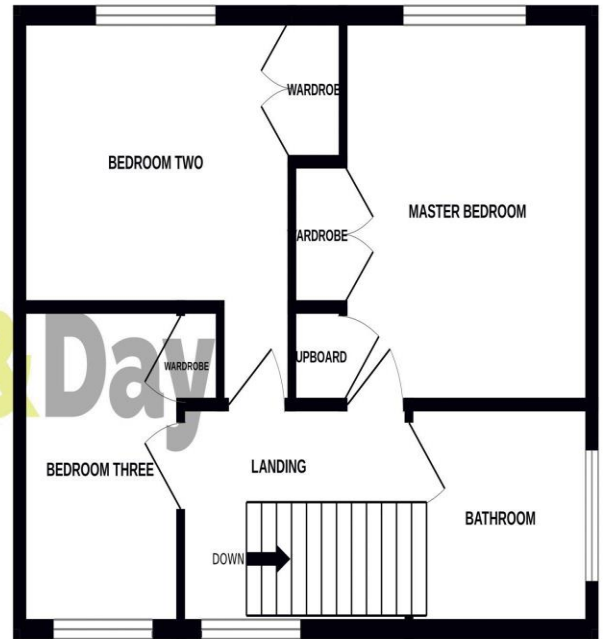




GROUND FLOOR



1ST FLOOR



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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Energy label	



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