



Helping *you* move



## 94 Wesleyan Road, nr Ashley, TF9 4JT

Set in an enviable location to the edge of Ashley Village and on a total plot of approximately 0.55 acres, this Three Bedroom Detached Cottage is full of character and charm and has the most wonderful, far-reaching Countryside Views.

Offers in the Region of

**£500,000**

## Overview

- Traditional, Three Bedroom Detached Cottage
- Wonderful Countryside Views, Approx. 0.55 Acre Plot
- Two Reception Rooms, Kitchen, Utility, Ground Floor Shower Room
- Three Double Bedrooms, Bathroom
- Large Garden with Patio, sloping down to a small Paddock
- Double Garage, Workshop, Driveway Parking
- Council Tax Band - F, Energy Rating - E



## Brief Description

The Cottage has an Entrance Porch that opens to the Inner Hall, and to your left is the ground floor Shower Room and to your right is the Living Room which has a bay window making the most of the light and views to the front. The Breakfast Kitchen is a lovely light room, with dual aspect windows and a good range of oak units, a Utility and off the Kitchen is the Lounge - a lovely cosy room with a log burner set in a feature fireplace and another bay window to take in the views. Heading to the first floor and there are three Double Bedrooms, and completing the accommodation is the Bathroom.

The Cottage sits on a very large Garden Plot of approximately 0.55 acres, with a formal Garden, and a Driveway leading down to the Double Garage which has electric doors, light and power. A pathway leads through to the top of the Paddock where there is a further Garage with garden shed, and then the land slopes away to the lower Paddock which has direct access to Wesleyan Road.

## Location

Set just off Wesleyan Road, the Cottage is almost equidistance between the villages of Ashley and Loggerheads which offer a Doctors' Surgery, a Primary School, local Shops, Pubs/Restaurants, Chemist, Post Office and a Library.

A more comprehensive range of amenities can be found in Market Drayton approximately 5 miles away. These include schools, specialist and high street shops, supermarkets, restaurants, health and leisure facilities. The larger towns of Nantwich, Stafford, Newcastle-under-Lyme, and Shrewsbury are all within commutable distance.



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](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that mains water and electricity are available, with oil-fired central heating and septic tank drainage. 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

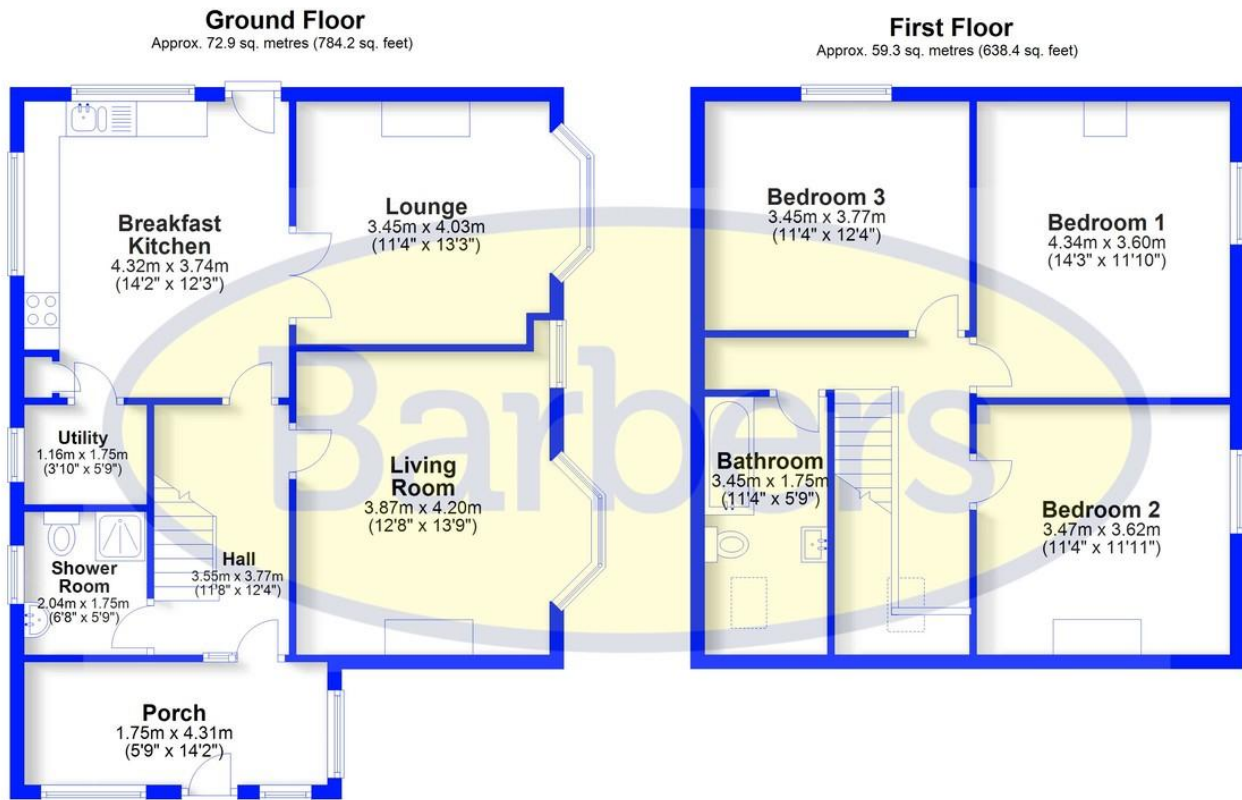
**TENURE:** We are advised that the property is Freehold.



**DIRECTIONS:** From Market Drayton take the A53 to Loggerheads, going straight over the three mini roundabouts. Turn right on Wesleyan Road and then immediately right on a single track lane following this up and round to your left where the property is on your left.

**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.



Total area: approx. 132.2 sq. metres (1422.6 sq. feet)

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



## 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](mailto:marketdrayton@barbers-online.co.uk)

