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## Features

- Stylish Four-Bedroom Detached House on a Large 0.41-acre Garden Plot that's beautifully presented throughout
- Living Room, Study, Utility, Playroom
- Open Plan Kitchen/Living/Dining Room
- Principal & Guest Bedrooms with En Suites
- Double Garage presented as a Gym
- Planning Permission for a Two-Storey Garage

## Property Description

Beautifully presented and finished to an exceptional standard throughout, this impressive Four-Bedroom Detached Family Home occupies an enviable large Garden Plot on sought-after Tower Road in Ashley Heath.

This lovely property offers you stylish and versatile accommodation, with generous living space and high-quality fixtures and fittings throughout.

The Entrance Hall creates a wonderful first impression with its smart ceramic tiled flooring, oak staircase complemented by a contemporary glass balustrade, and attractive oak double doors opening into the spacious reception lounge. This beautifully proportioned reception room enjoys a large bay window overlooking the front garden, and leads through to the separate Dining Room, currently utilised as a Home Office.

Returning to the Hall, there is a Guest WC and

a separate Playroom, but it is undoubtedly the stunning Open Plan Kitchen/Dining/Family Room that forms the heart of this exceptional home.

The Kitchen area has an extensive range of quality Shaker-style units complemented by integrated appliances, and a substantial central island incorporates an induction hob with extractor above, wine fridge and breakfast bar seating. The space has been



thoughtfully zoned to provide distinct Dining and Family space, while French doors and bi-fold doors open directly onto the garden, creating an effortless connection between the indoors and outdoors.

To the first floor, natural light continues to enhance the feeling of space, with a sun tunnel illuminating the Landing. The impressive Principal Bedroom Suite benefits from a comprehensive range of modern fitted furniture, together with a stylish En Suite Bathroom featuring both a bath and walk-in shower.

The Guest Bedroom has a large walk-in wardrobe and its own En Suite Shower Room, whilst two further double Bedrooms are served by a well-appointed Family Bathroom, which also offers both a bath and separate walk-in shower.

Externally, the property continues to impress. The rear Garden has been designed for ease of maintenance, featuring an Indian sandstone patio, Astro Turfed lawns, composite decking beneath the hot tub, power points for a barbecue and television, and attractive mature, raised beds. To the front, a substantial lawned garden enhances the property's commanding presence, with the additional benefit of Planning Permission granted for a two-storey detached garage to one side.





The current Double Garage has been converted to create a Gym, offering excellent flexibility, yet could easily be reinstated as a garage with its two roller doors, light and power already in place. In addition to the double garage, is the driveway which provides parking for up to five vehicles.

This truly special home has been thoughtfully upgraded and meticulously maintained, with standout features including zoned underfloor heating throughout the ground floor, quality oak internal doors and superb attention to detail throughout.

Rarely does a property of this calibre come to the market in such a desirable location, and early viewing is highly recommended to fully appreciate everything this exceptional family home has to offer. Please call the team at our Market Drayton office to arrange your viewing.

**DIRECTIONS:** From Market Drayton take the A53 to Loggerheads and turn right on Eccleshall Road at the first mini-roundabout. Pass the school on your left and then turn left on Tower Road where this property is the first on your left and can be identified by our For Sale sign.



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**USEFUL INFORMATION:**

**TO VIEW THIS PROPERTY:** By arrangement with the Agents Office at Tower House, Maer Lane, Market Drayton, TF9 3SH. Tel: 01630 653641 or email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services are available, with gas central heating including underfloor heating to the ground floor. 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.

For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

**COUNCIL TAX BAND:** G - Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

**ENERGY RATING:** - TBC - The full Energy Performance Certificate (EPC) is available for you to download by clicking the link on this listing or by using the postcode to search at: [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate)

**TENURE:** We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

**METHOD OF SALE:** For Sale by Private Treaty.

**AML REGULATIONS:** We are required by law to conduct Anti-Money Laundering checks on all those buying a property. The checks are carried out on our behalf by MoveButler, and the cost of these checks is £30 (incl. VAT) per buyer. This fee will need to be paid by you, directly to MoveButler, and is non-refundable.

**BARBERS COPYRIGHT:** Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market this property.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**PLANNING PERMISSION:** Reference 24/00139/FUL. Alternative Reference PP-12831031. Granted Tue 26 Nov 2024.

FLOOR PLAN TO FOLLOW



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