



Helping *you* move



Ashridge, Sovereign Lane, Ashley, TF9 4LS

An individually designed Four Bedroom Detached House in the highly desirable village of Ashley, set on a generous 0.16-acre Garden Plot with a Double Garage plus Driveway Parking. Offered to the market with No Upward Chain.

Offers In Region Of
£489,995

Overview

- Four Bedroom Detached House on a Generous Garden Plot
- Nicely Presented Throughout
- Entrance Hall, Guest WC
- Snug/Bedroom Four
- Dining Kitchen with French Doors
- Lounge with Multifuel Stove
- Principal Bedroom with En Suite
- Two Further First Floor Bedrooms
- Family Bathroom
- Double Garage, Driveway
- Front & Rear Gardens
- Council Tax Band – F
- Energy Rating - D



Brief Description

To the ground floor is the Entrance Hall off which is the guest WC and a flexible fourth Bedroom/Snug. The open-plan Dining Kitchen has an Aga Stove and French doors to the front Garden, complemented by a beautifully light and spacious Lounge where a multi-fuel stove and floor-to-ceiling patio doors and windows. Upstairs, the impressive Principal Bedroom provides an excellent sense of space with its own En Suite - this lovely room was originally configured as two separate Bedrooms, offering the potential to reinstate this layout if desired. Two further Bedrooms and a well-appointed Family Bathroom complete the first floor.

The property enjoys a private front Garden and Driveway Parking leading to the Double Garage which has an electric roller door. To the rear, the landscaped Garden features a patio terrace, raised kitchen-garden beds, and a large central lawn-an ideal setting for outdoor living.

The property benefits from a new roof and facias, plus solar panels and thermal solar panels for hot water that are owned by the property.

Location

Ashley is a much sought-after country village on the Shropshire/Staffordshire border with a popular local pub, and busy Doctors' Surgery. The next village of Loggerheads has a Co-Op Supermarket, Primary School, Post Office, Library, Hairdressers, Pub, Café, and Take Aways.

The closest town is Market Drayton which offers a more comprehensive range schools, shops, supermarkets, restaurants and health and leisure facilities.



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

SERVICES: We are advised that mains electricity, water and drainage are available, with solar panels for electricity and thermal solar panels for hot water that are owned by the property. 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: <https://checker.ofcom.org.uk>

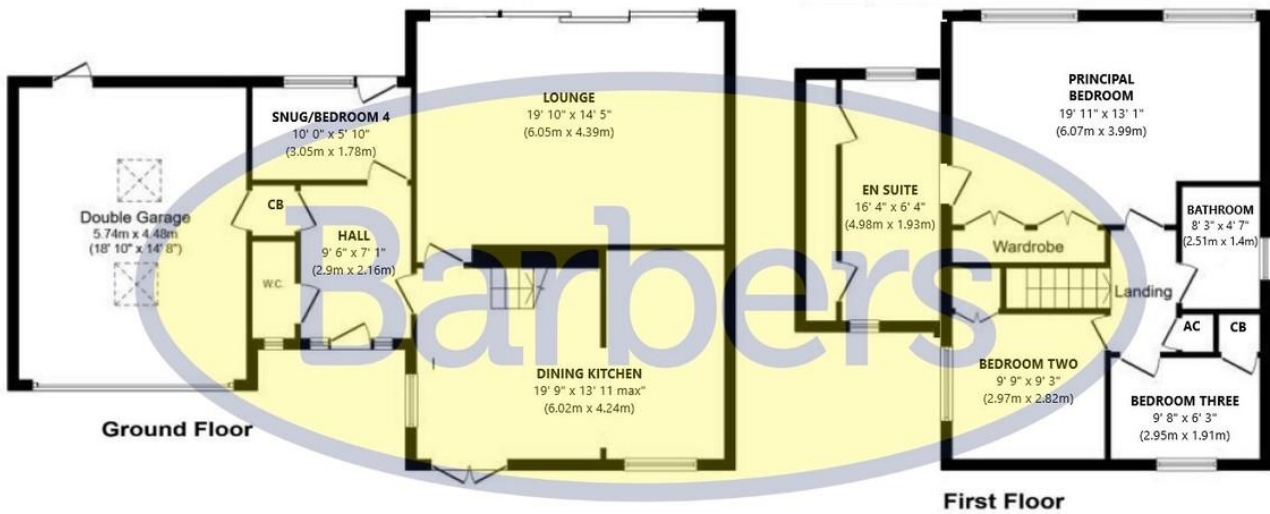
LOCAL AUTHORITY: Newcastle under Lyme **TENURE:** Freehold



DIRECTIONS: From Market Drayton take the A53 through Loggerheads and turn right on Gravelley Road and into Ashley Village. Pass The Peel Arms on your right then keep left on Church Road, first right on Sovereign Road and after approximately 500 yards Ashridge is on your left and can be identified by our For Sale sign.

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



This Floor Plan is Not to Scale
Please use as a Guideline to Layout Only

Total floor area 170.1 m² (1,831 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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.

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