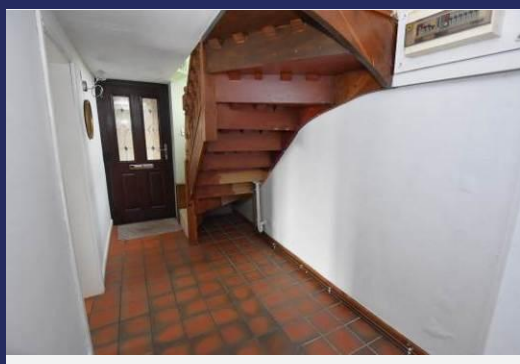




Helping *you* move



87 Church Road, Ashley,
Market Drayton, Shropshire, TF9 4JY

Being Offered with No Upward Chain - A Charming Three
Bedroom Semi Detached Cottage with Garage and Driveway and
Open Countryside Views

Offers In Region Of
£375,000

87 Church Road, Ashley,
Market Drayton,
Shropshire, TF9 4JY

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Overview

- Semi-Detached Three Bedroom Cottage
- Offered with No Upward Chain
- In Sought After Village of Ashley
- Dining Room, Lounge with Log Burner in an Inglenook Fireplace
- Country Style Kitchen with Range Cooker
- Open Countryside Views
- Modern Fitted Bathroom
- Front & Rear Gardens
- Driveway and Attached Garage
- Council Tax Band – C
- Energy Rating - E



Brief Description

A delightful three-bedroom semi-detached cottage, brimming with period character and enjoying a wonderful outlook across open countryside to the rear. Situated in the village of Ashley, this distinctive home offers an abundance of exposed beams, brick and stonework, complemented by a wood-burning stove, traditional range-style cooker, attractive gardens, driveway parking and an attached garage.

Combining a wealth of period detail with comfortable accommodation and an enviable countryside outlook, this individual cottage offers a rare opportunity to acquire a home of genuine character in Ashley. Internal viewing is highly recommended to fully appreciate everything this appealing property has to offer.

Location

Ashley is a much sought-after country village on the Shropshire/Staffordshire border with a village green, 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, Fish & Chip Shop, Indian Restaurant and Chinese Take Away – and there's another Primary School in the village of Mucklestone.



Your **Local** Property Experts

01630 653641



ACCOMODATION

ENTRANCE HALL

5' 07" x 12' 11" (1.7m x 3.94m)

LIVING ROOM

13' 07" x 13' 07" (4.14m x 4.14m)

DINING ROOM

13' 00" x 11' 10" (3.96m x 3.61m)

KITCHEN

8' 09" x 12' 01" (2.67m x 3.68m)

BEDROOM ONE

13' 05" x 13' 06" (4.09m x 4.11m)

BEDROOM TWO

8' 09" x 12' 02" (2.67m x 3.71m)

BEDROOM THREE

7' 03" x 12' 00" (2.21m x 3.66m)

BATHROOM

8' 10" x 5' 06" (2.69m x 1.68m)

GARAGE

19' 03" x 8' 04" (5.87m x 2.54m)



DIRECTIONS: From Market Drayton take the A53 through Loggerheads, turning right on Gravelley Hill towards Ashley. Just before The Peel Arms turn left by the green and the property is on your left and can be identified by our For Sale sign.

SERVICES: We are advised that mains water and electricity are available, with oil fired central heating. 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.

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

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.

FLOOR PLAN TO FOLLOW



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**

BARBERS ESTATE AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk



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.