Barbers

20 Church Lane, Ash Magna, SY13 4EA

Helping *you* move



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Freehold £320,000







Set within the active, community-led village of Ash Magna, this beautifully presented three-bedroom semi-detached home enjoys open field views, generous living spaces with two log burners, a well-arranged kitchen and garden room, three double bedrooms, a modern bathroom, off-road parking, and easy access to farmland footpaths, Brown Moss Nature Reserve and a children's park.

- **Well presented three bedroom semi detached house**
- **Open field views to the rear**
- **Located in the popular village of Ash Magna**
- **Kitchen with breakfast bar and garden access**
- **Cosy lounge with a log burner**
- **Spacious dining room**
- **Separate utility room**
- **Beautiful garden with patio, lawn and versatile garden room**
- **Off road parking**
- **EPC E, Council tax band C**









A beautifully presented three bedroom semi detached home enjoying open field views to the rear, set within the welcoming and very active village of Ash Magna, a community with a local inn, village hall, tennis court and bowling green. The village is known for its strong community spirit, numerous public footpaths across surrounding farmland, and its short walking distance to Brown Moss Nature Reserve. There is also a fabulous park for children.

On entering the property, the front porch provides useful space for coats and shoes. To the right is a comfortable lounge featuring a log burner, creating a warm and inviting focal point. Continuing through, the spacious dining room offers a second log burner and plenty of room for family gatherings or entertaining. To the rear, the kitchen and breakfast room includes good



workspace, breakfast bar seating, and patio doors opening directly onto the garden. A separate utility room provides additional storage and practicality.

Upstairs, there are three double bedrooms, with bedroom one enjoying lovely open field views. The bathroom is well presented and fitted with both a bath and a separate shower.

Outside, the garden is neatly arranged with a lawned area and a patio ideal for seating and outdoor dining. A good sized garden room offers excellent versatility, perfect as a home office, studio or gym. The property also benefits from off road parking.







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LOCATION

The property is situated in the village of Ash Magna with a local inn, village hall, church, tennis court, bowling green and children's park. The historic North Shropshire market town of Whitchurch is approximately 2 miles away and benefits from a variety of local independent shops, two restaurants noted in the Michelin Guide, Ofsted rated 'good' schools, four large supermarkets and other major retailers. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. From Whitchurch the larger centres of Shrewsbury, Chester, Crewe, Wrexham and Telford are between 16 to 22 miles approximately.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains water, drainage and electricity are available. Oil 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.

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. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

DIRECTIONS

From Whitchurch proceed towards Nantwich on the B5398, at the roundabout take the second exit onto the A525, at the next roundabout take first exit onto Ash Road, continue for approximately one and half miles. After entering the village take a left into Church Lane (White Lion Pub is located immediately on your left), continue on and the property can be found after a short distance on the right hand side.

LOCAL AUTHORITY

Council Tax Band C . Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

VIEWING

Please ring us on 01948 667 272 or Email: whitchurch@barbers-online.co.uk

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. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, 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 you wish to buy. 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. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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LOUNGE

11' 4" x 11' 4" (3.45m x 3.45m)

DINING ROOM

14' 3" x 12' 3" (4.34m x 3.73m)

KITCHEN/BREAKFAST ROOM

11' 11" x 11' 9" (3.63m x 3.58m)

UTILITY ROOM

9' 6" x 6' 5" (2.9m x 1.96m)

BEDROOM ONE

12' 1" x 11' 3" (3.68m x 3.43m)

BEDROOM TWO

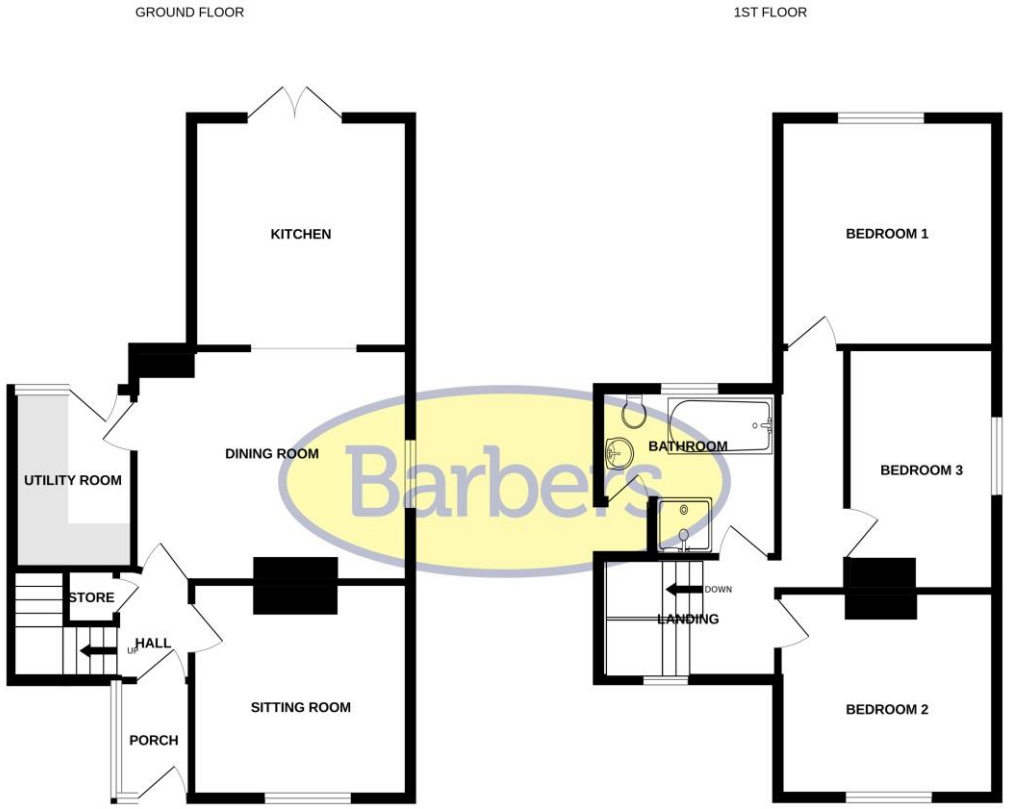
11' 4" x 10' 3" (3.45m x 3.12m)

BEDROOM THREE

11' x 7' 9" (3.35m x 2.36m)

BATHROOM

9' 4" x 9' 1" (2.84m x 2.77m)



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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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 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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WHITCHURCH
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