



Helping *you* move



Ash Heath Rise, Tower Road, Ashley Heath, TF9 4PY

Ash Heath Rise is tucked away on a gorgeous 0.32-acre Woodland Garden Plot on the highly desirable Tower Road and has been beautifully updated throughout - and is offered to the market with No Upward Chain.

Offers In Region Of
£575,000

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Overview

- Three/Four Bedroom Detached House with No Upward Chain
- Beautifully Updated Through Out
- Entrance Porch, Hallway, Guest WC, Utility, Study/Bedroom 4
- Breakfast Kitchen with Central Island and Integrated Appliances
- Lounge with Floor to Ceiling Glazed Windows & Doors
- New Bathroom & New En Suite
- Driveway Parking, rear Lawned and Woodland Garden
- Council Tax Band - F, Energy Rating - TBC



Brief Description

To the ground floor is the Entrance Porch which leads into the Hallway, the Guest WC and a versatile Fourth Bedroom which could equally serve as an additional Reception Room or Home office. The new Breakfast Kitchen has excellent range of Shaker-style units and features a central breakfast bar and integrated appliances, plus a separate Utility Room. The Lounge has floor-to-ceiling glazed windows and patio doors that frame views across the garden and an open fireplace.

To the first floor, a useful Study Area is situated off the Landing, and there are two Double Bedrooms served by a stylish newly fitted family Bathroom, complete with a freestanding bath and walk-in shower. The Principal Bedroom benefits from an extensive range of built-in wardrobes and drawers, together with a luxurious newly appointed En Suite.

Outside, the property enjoys Driveway Parking to the front alongside an enclosed gravelled garden which wraps around the side of the house. To the rear, there's a patio overlooking the lawned Garden, plus a wonderful woodland area.

Location

Ashley Heath is a desirable area situated near to the established villages of Ashley and Loggerheads, which between them offer Doctors, a Primary School, local Shops, Pubs/Restaurants, Chemist, Post Office and a Library. The Burntwood wood and recreation area is in walking distance for many outdoor activities.

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.



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 all mains services and gas central heating are available. 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. The Vendor's Solicitor will confirm this.



DIRECTIONS: Leave Market Drayton via the A53 heading towards Newcastle under Lyme. In Loggerheads turn right onto the B5026 towards Eccleshall, then left into Tower Road where the property is on the right-hand side and can be identified by our For Sale board.

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**

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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