



Helping *you* move



Silverley, 1 Tower Road, Ashley Heath, TF9 4PY

Silverley is much-loved Four-Bedroom Family Home set on a super Garden and Woodland plot with a large Lawn, Patio entertaining areas and lots of hidden places just waiting for you to explore!

Offers in the Region of
£665,000

Overview

- Four Bedroom Detached House
- Generous Garden and Woodland Plot, Driveway, Garage
- Entrance Hall, Cloaks/WC, Utility
- Open-Plan Dining Kitchen
- Generous Lounge Overlooking the Pretty Garden
- Four Good-Size Bedrooms, Bathroom, Shower Room
- Mature Gardens, Large Lawn, Patios, Ornamental Ponds
- Council Tax Band – F
- EPC Rating - D



Brief Description

Off the central Hallway there's open staircase to the first floor and steps down to the Cloakroom/WC and Bedroom Four with Dressing Area, and the impressive Lounge has floor-to-ceiling sliding patio doors giving you the most wonderful outlook over the rear Garden. There's an open-plan Dining Kitchen with a generous Dining area, plus a Utility Room. To the first floor are three Double Bedrooms, the family Bathroom, a Shower Room and a large walk-in cupboard currently used as a Library.

The integral Garage has an up-and-over door, with pedestrian door to the rear Garden, with light, power, eaves storage and housing the central heating boiler. Externally, the impressive rear Garden has a large lawned area, patio, mature hedge boundaries, trees and shrubs – and a 'secret' Woodland area.

Location

Ashley Heath is a much sought-after residential area between the villages of Ashley and Loggerheads. Ashley is a pretty country village with a village green, local pub, and Doctors' Surgery. Loggerheads has a Co-Op Supermarket, Primary School, Post Office and local Butchers – and there's another Primary School in the village of Mucklestone.

The closest town is Market Drayton which offers a range of amenities, including schools, specialist and high street shops, supermarkets, restaurants and health and leisure facilities. The larger towns of Stafford, Newcastle-under-Lyme and Stoke-on-Trent are within commutable distance.



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, Newcastle Under Lyme, ST5 2AG Tel: 01782 717717

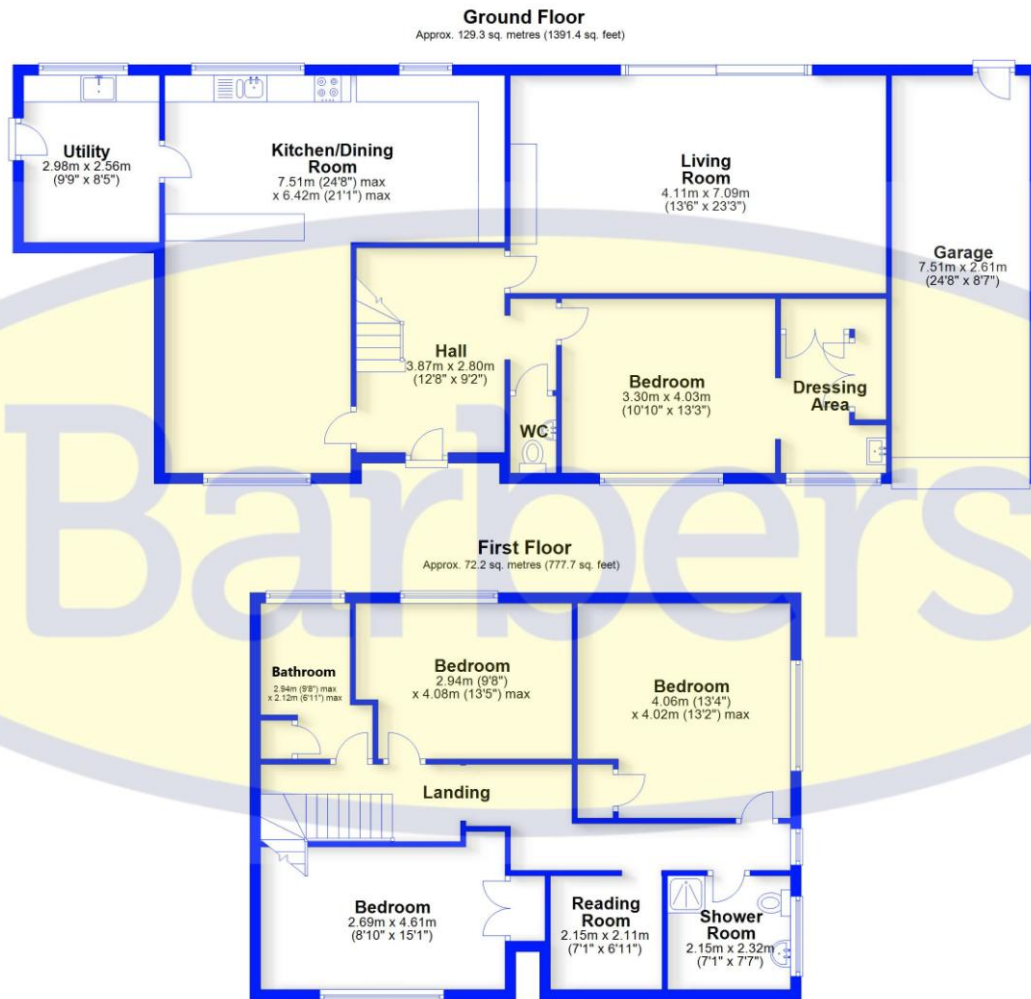
TENURE: We are advised that it is Freehold



DIRECTIONS: From Market Drayton take the A53 to Loggerheads, turning right on Eccleshall Road and approx.. 200 yards after the Primary School turn left on Tower Road and the property is the first one on your right.

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.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. These 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 (ind. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required and is non-refundable.



Total area: approx. 201.5 sq. metres (2169.1 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



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.

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

