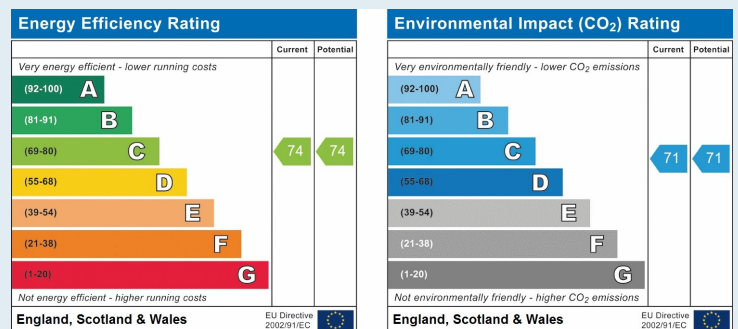


Ash Tree House, 1 Ashtree Park, Horsehay TF4 2LD



£510,000 region

Generously proportioned detached three storey house on a small residential development in Horsehay. The accommodation includes entrance hall, spacious lounge with fireplace, impressive open plan kitchen/diner with doors opening out to rear garden, study and guest cloaks. The first floor offers four bedrooms with one en-suite bathroom plus a family bathroom with a master suite on the second floor. Detached double garage, ample parking and enclosed garden to rear.

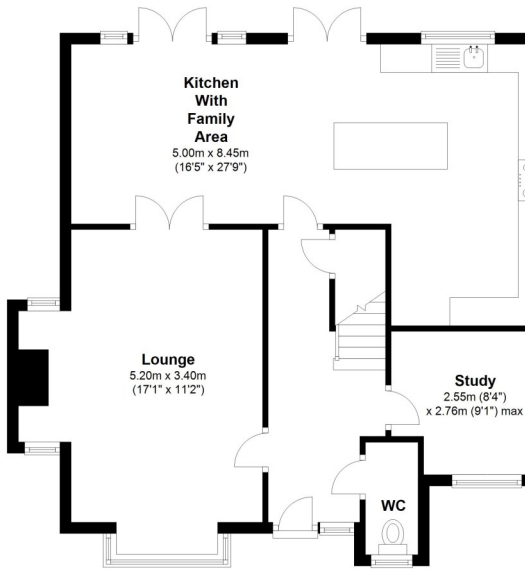






Ground Floor

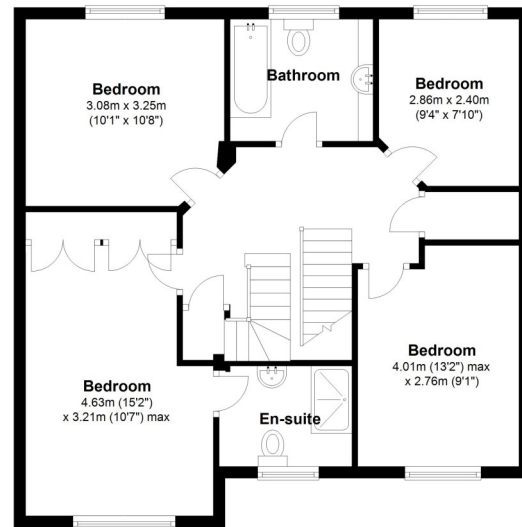
Approx. 73.0 sq. metres (786.3 sq. feet)



Total area: approx. 177.3 sq. metres (1908.0 sq. feet)

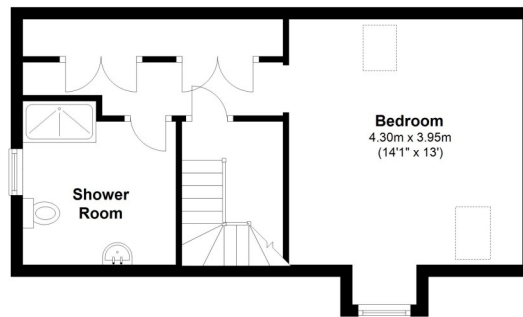
First Floor

Approx. 68.1 sq. metres (733.3 sq. feet)



Second Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



Tenure Freehold

Council tax Band F

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 16th October 2018