



Helping *you* move



## Woodside, Sovereign Lane, Ashley, TF9 4LS

A beautifully presented Five Bedroom Detached House with light and spacious Living Accommodation, Principal Bedroom with En Suite, landscaped Rear Garden, Garage and Driveway Parking.

Offers In Excess Of  
**£525,000**

## Overview

- Five Bedroom Detached House with Landscaped Rear Garden
- Entrance Hall, Guest WC, Kitchen, Utility, Dining Room, Lounge with Log Burner & Bi-fold Doors
- Principal Bedroom with En Suite & Balcony
- Four Further Double Bedrooms, Stylish Bathroom
- Rear Garden with Seating Areas, Garage & Driveway Parking
- Garage with Workshop Area
- Council Tax Band - F
- Energy Rating - D



## Brief Description

The front Porch opens to the Entrance Hall with a large coats' cupboard and a door to the Guest WC. The Living Room is used as a Snug/TV Room and the Kitchen has a range of Shaker-style units with breakfast bar, integrated double oven, dishwasher, fridge and hob with extractor fan over, and the Utility. The Dining Room has French doors out to the Garden, with double doors open through to the Lounge which has a multi-fuel log burner set in an inset fireplace with oak mantle over and bi-folding doors that open up to the gorgeous rear Garden.

The Principal Bedroom has feature beams and Velux windows, a balcony to the front of the property and a generous En Suite with corner shower. There are four further Double Bedrooms with one currently being used as an Office and the other as a Gym. Completing the accommodation is the stylish, Bathroom with a bath, separate shower, WC, double sink set on an oak vanity unit and the airing cupboard.

There's a large Garage with an electric roller door, a Bike Store and a landscaped rear Garden with patio seating areas and large central lawn.

## 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 and 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



### 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](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that mains water, drainage 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.

**LOCAL AUTHORITY:** Newcastle Borough Council Tel: 01782 717717

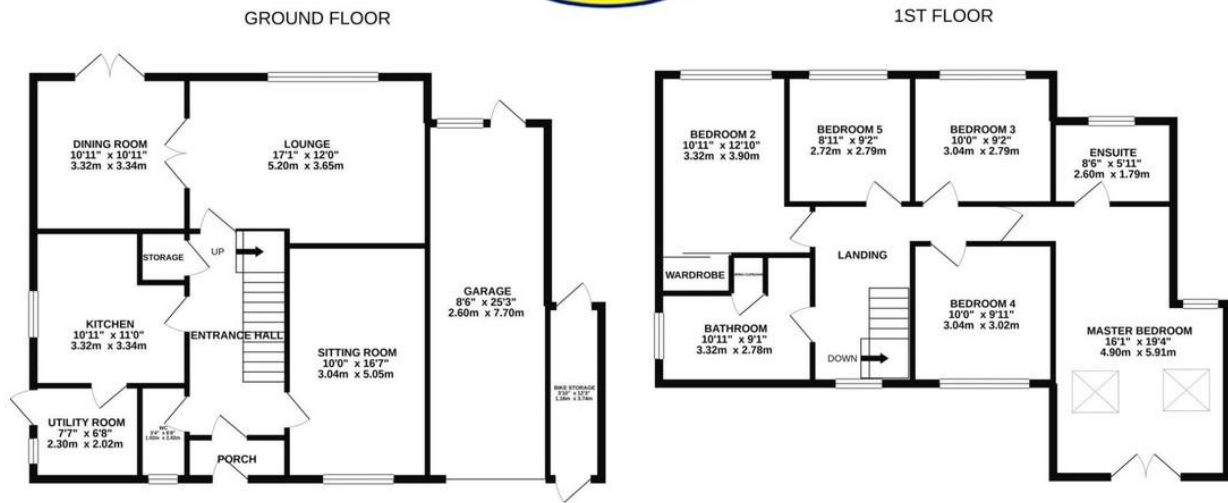
**TENURE:** We are advised that the property is Freehold.



**DIRECTIONS:** From Market Drayton take the A53 through Loggerheads and turn right on Gravelley Road and into Ashley Village. Pass The Peel Arms on your right then bear right on Church Road, first right on Sovereign Road on the property is on your left and can be identified by our For Sale sign

**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.



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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## 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**  
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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 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.