



FOLLWELLS

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Torridons, Sovereign Lane - TF9 4LS

Guide Price £400,000

- Four Bedroom Detached Family Home
- Three Well Proportioned Reception Rooms plus Conservatory
- Shared Private Driveway
- Plot Extending to Approx. 1/4 Acre
- In Need of General Modernisation
- Quiet Village Location
- No Upward Chain

A four bedroom detached family home thought to have been built in the early 1970's located in the heart of the highly regarded village of Ashley and occupying a private plot extending to approximately 1/4 of an acre.

The house is entered through the front porch leading into the reception hall and also providing access to a ground floor WC. At the front of the house is an office/snug whilst to the rear is a spacious sitting room with picture window overlooking the rear garden and fireplace with open chimney. Sliding double doors lead into the dining room which looks out to the side of the house. A door provides access from the dining room into the kitchen which is fitted with wall and base units having integrated electric oven and four ring ceramic hob with extractor hood above. There is also space for a small table and chairs. A decent size utility has plumbing for washing machine and space for further appliances and leads through to a rear porch having access to the garden and an internal door to the double garage. A conservatory on the rear of the house completes the ground floor accommodation with double doors out to the rear garden.

To the first floor, the galleried landing looks out to the front elevation and gives access to all four bedrooms. The master bedroom is a spacious double room looking out to the rear with fitted wardrobes and ensuite bathroom. There are two further double rooms, both with built-in double wardrobes and a fourth single bedroom. These are all served by the family shower room.





Outside, the property is approached over a private driveway which is shared with just other property and leads to the front of the house and up to the double garage which has an electric up and over door. The gardens stretch all around the house, with the main area to the rear being principally laid to lawn with mature shrub beds and patio area. A substantial area of garden extends behind the rear of the garage, ideally suited to a vegetable garden.

Ashley is a much sort after country village situated on the Shropshire/Staffordshire border. Amenities within the village include a local pub, doctor's surgery, church and Village Hall whilst the neighbouring village of loggerheads provides further amenities including Co-op food store, primary School and post office.

The larger towns of Market Drayton and Newcastle are well within commutable distance providing the usual High Street amenities.

The property is in need of general modernisation throughout but presents an excellent opportunity to create a beautiful family home and is offered with no upward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F





GROSS INTERNAL AREA  
 TOTAL: 140 m<sup>2</sup>/1,509 sq ft  
 GROUND FLOOR: 81 m<sup>2</sup>/870 sq ft, FIRST FLOOR: 59 m<sup>2</sup>/639 sq ft  
 EXCLUDED AREAS: GARAGE: 33 m<sup>2</sup>/354 sq ft, PORCH: 9 m<sup>2</sup>/92 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

