



Helping *you* move



The Coppice, Tower Road, Ashley Heath, TF9 4PU

A Beautifully Presented Five Bedroom Detached House set over Three Floors, with a stylish Open Plan Kitchen/Dining/Family Room overlooking the extensive Landscaped Gardens with Far Reaching Countryside Views.

Offers In Region Of
£800,000

Overview

- Stylish Five Bedroom Detached House that's Beautifully Presented Throughout
- Reception Hall, Snug/Gym, Wet Room
- Open Plan Kitchen/Dining/Family Room, Dining Room, Utility
- Two En Suite Bedrooms, Family Bathroom, Bedroom Five & Home Office to 2nd Floor
- Landscaped Rear Garden, Pond, Countryside Views, Driveway Parking
- Council Tax Band – F
- EPC Rating - C



Brief Description

Set over three floors, this beautifully presented property oozes style and quality throughout. To the Ground Floor is the Reception Hall, Wet Room, Snug/Gym, impressive Open Plan Kitchen/Dining/Family Room, Utility and Dining Room. To the first floor are the Principal and Guest Bedrooms with generous En Suites, two further Bedrooms and the family Bathroom. To the top floor is the Home Office and Bedroom Five.

The Garden here at The Coppice is as impressive as the house itself! It's set on a generous garden and woodland plot, with plenty of parking to the front of the property. To the rear of the property is the most wonderful, terraced garden with superb countryside views with a huge terrace, a koi-pool, brick-built pizza oven and log fire area, landscaped pond and mature lawned gardens.

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, popular local pub, and busy Doctors' Surgery. Loggerheads has a Co-Op Supermarket, Primary School, Post Office and local Butchers.

The closest town is Market Drayton which offers a more comprehensive range of amenities, including schools, shops, supermarkets, restaurants and health and leisure facilities. Shrewsbury, Crewe, 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 Tel: 01782 717717

FOR MORE INFORMATION: Go to: www.barbers-online.co.uk

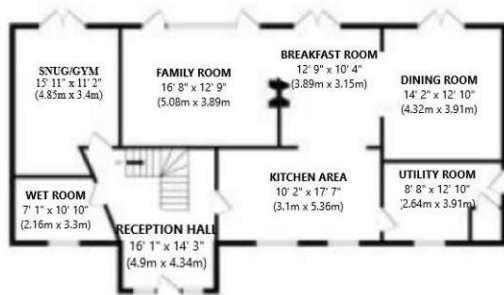


DIRECTIONS: From Market Drayton take the A53 to Loggerheads, go straight over the three mini-roundabouts and after approximately 0.7 miles turn right onto Gravelly Hill then right again on Pinewood Road. After 0.2 miles turn right on Tower Road and follow the road around to the left where the property will be on your left and can be identified by our For Sale sign.

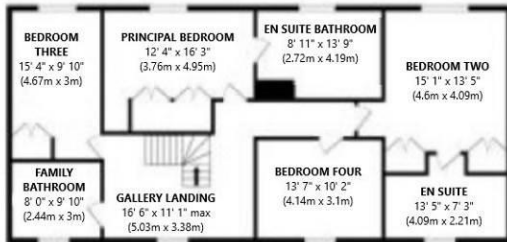
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

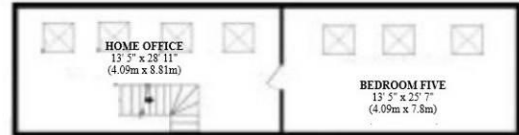
Ground Floor



First Floor



Second Floor



FLOOR PLAN - Not to Scale
Please use as a guideline only

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

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,
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