



Helping *you* move



Ash Heath Rise, Tower Road, Ashley Heath, TF9 4PY

OFFERED WITH NO UPWARD CHAIN - A 3 Bedroom Detached House on Large Plot in Highly Sought-After Location - In Need of Updating but Huge Potential!

Offers In Region Of
£400,000

Overview

- Spacious Detached House
- In Sought After Location
- Offered With No Upward Chain
- In Need of Full Renovation
- Boasting Huge Potential
- Large Garden Plot
- Entrance Hallway, Cloakroom W/C
- Large Lounge, Dining Room, Study
- Breakfast Kitchen, Boiler Room
- Three Bedrooms, Attached Garage
- Driveway & Parking Space
- Energy Rating TBC



Being offered with no upward chain, Ash Heath Rise is in a very highly desirable spot which is both lovely and private but with a good range of amenities just a short distance away. The property is in a setback position off a private un-adopted road, nestled with-in its own, tranquilly quiet woodland plot. Although needing full renovation, this really is a once in a lifetime opportunity to get your teeth stuck in and transform it into a beautiful forever family home surrounded by generous gardens. The current living accommodation provides an entrance hallway, cloakroom/wc, a large lounge, study, dining room, breakfast kitchen and a boiler room. To the first floor off the wide landing space there is a main shower room, three double bedrooms and a smaller room off the largest bedroom, which could easily serve as a fourth bedroom, otherwise it would be a fabulous space for a dressing room or a spacious en-suite bathroom. The grounds at the moment are very much overgrown but with some imagination and landscaping, all of the outdoor space that you will ever need is already there. You approach via a long-gravelled driveway which loops round to provide plentiful space for parking, plus an attached single garage. To the rear, there is a south facing garden with a wide range of mature trees and specimen plants, much of which are very rare - so if you are green fingered this could be great chance to create a truly beautiful oasis of your very own.

ENTRANCE HALL

5' 6" x 5' 5" (1.68m x 1.65m)

CLOAKROOM/WC

4' 11" x 2' 5" (1.5m x 0.74m)

STUDY

8' 3" x 7' 9" (2.51m x 2.36m)

DINING ROOM

12' 8" x 10' 10" (3.86m x 3.3m)

LOUNGE

20' 2" x 13' 8" (6.15m x 4.17m)

KITCHEN

9' 7" x 8' 6" (2.92m x 2.59m)

BOILER ROOM

8' 8" x 4' 0" (2.64m x 1.22m)

LANDING AREA

10' 1" x 6' 5" (3.07m x 1.96m)

BEDROOM ONE

14' 2" x 11' 6" (4.32m x 3.51m)

BEDROOM FOUR

13' 1" x 8' 4" (3.99m x 2.54m)

BEDROOM TWO

13' 3 max " x 9' 7" (4.04m x 2.92m)

BEDROOM THREE

9' 11" x 8' 3" (3.02m x 2.51m)

FAMILY BATHROOM

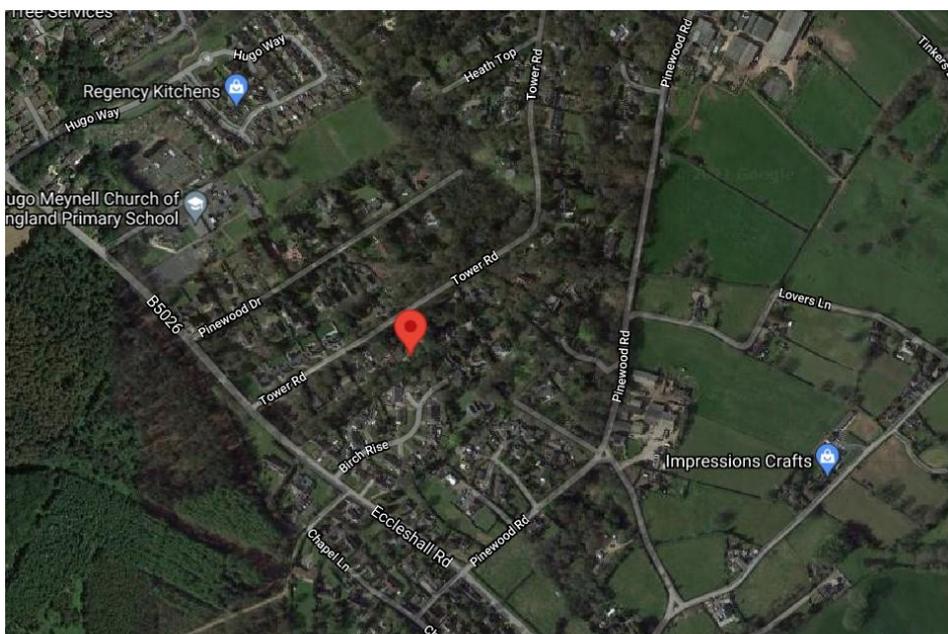
7' 10" x 6' 5" (2.39m x 1.96m)



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LOCATION

Ashley Heath is a desirable area situated near to the established villages of Ashley and Loggerheads, which between them offer doctors, primary school, local shops, pub/restaurants and a library. Tower Road, being situated on the outskirts of these villages, provides easy access to the surrounding countryside and The Burntwood for many outdoor activities. A more comprehensive range of amenities can be found in Market Drayton approximately 5 miles away. These include schools, specialist and high street shops, supermarkets, restaurants, health and leisure facilities. The larger towns of Stafford, Newcastle-under-Lyme, Stoke on Trent and Shrewsbury are all within commutable distance.



Directions

Leave Market Drayton via the A53 heading towards Newcastle under Lyme. On reaching the village of Loggerheads turn right onto the B5026 towards Eccleshall, then turn left into Tower Road where the property can be found on the right hand side beyond its own private driveway and identified by our for sale board.

FLOOR PLAN TO FOLLOW

SERVICES

We are advised that mains electric, water and drainage 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, Civic Offices, Merrial Street, Newcastle Under Lyme, Staffordshire, ST5 2AG Tel: 01782 717717

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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

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MARKET DRAYTON RESIDENTIAL SALES

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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.