



Helping *you* move



6 The Crescent, Ashley, TF9 4LL

This nicely presented Three Bedroom Semi-Detached House is located on a quiet cul-de-sac with countryside views and set on a generous, landscaped 0.12-acre Garden Plot with a lovely Summerhouse.

Offers in the Region of
£265,000

Overview

- Three Bedroom Semi-Detached House with Large Garden
- Village Location, Countryside Views
- Nicely Presented Throughout
- Entrance Hall, Lounge, Dining Kitchen
- Three Double Bedrooms, Bathroom
- Modern Summerhouse with Light and Power
- Off-Road Parking for several Cars
- Council Tax Band - B, Energy Rating - E



Brief Description

The front door opens to the wide Hallway with a quarry tiled floor and stairs up to the first floor. To your left is the spacious Lounge with a 1930's inspired tiled open fireplace and large window to the front of the property. The Breakfast Kitchen runs across the rear of the property and has a good range of flat fronted, modern units, integrated oven with hob, space for your washing machine, dishwasher and a tall fridge freezer, smart tiled flooring and leads to the side porch with a door out to the Garden and another to the ground floor WC.

To the first floor are three Double Bedrooms with the Principal Bedroom being a really generous space, and the family Bathroom with an electric shower over the bath, vanity sink unit, WC and heated towel rail radiator.

The rear Garden is really something special! With far-reaching countryside views, the garden has a large patio entertaining area and a large lawn with raised vegetable beds, large garden shed and the most wonderful Summerhouse with power supply. To the side of the property the driveway widens to give you off-road parking for 3-4 cars.

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'n'Chip Shop, Indian Restaurant and Chinese Take Away – and there's another Primary School in the village of Muckleston.



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 mains electricity, water and drainage services are available, with air source heat pump. 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

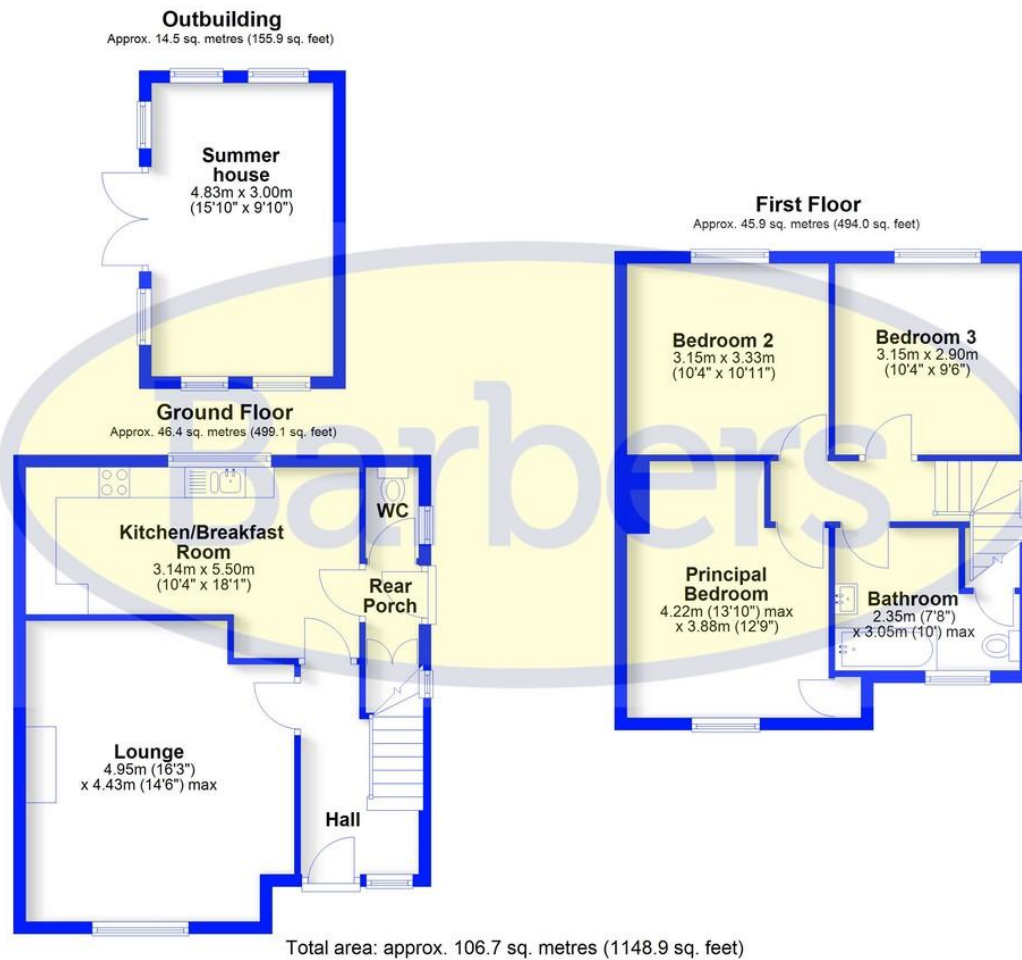
TENURE: We are advised that the property is Freehold.



DIRECTIONS: From Market Drayton take the A53 through Loggerheads, turning right on Gravelley Hill towards Ashley. Keep right on Church Road which becomes Charnes Road. Third left onto The Crescent where the property is on the right 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.



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.

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