



Helping *you* move



## L'Horizon, Ashley Heath, TF9 4PU

An individually designed Four Bedroom Bungalow with an impressive Open Plan Kitchen/Dining/ Living Room that's set on a large Garden Plot, with a smart One Bedroom Annexe and plenty of Off Road Parking.

Offers In Region Of  
**£560,000**



## Overview

- Individually Designed Four Bedroom Detached Bungalow
- Stylish One Bedroom Annexe, Garden Office
- Highly Desirable Residential Area
- Open Plan Kitchen/Dining/Living Room
- Bathroom with Bath & Shower, Guest WC
- Large Garden, Patio, Timber Deck
- Fenced Storage Enclosure, Driveway Parking
- Council Tax Band - E, Energy Rating - D



## Brief Description

The Bungalow has an impressive Open Plan Living/Dining/Kitchen area and the Lounge space has floor to ceiling windows overlooking the Garden and a log burner. To your left is the Dining Area which leads to the smart, modern Kitchen which has an excellent range of flat-fronted units with integrated appliances and a large central island with electric hob with integral extractor fan. In the central area there's a door to the Guest WC, a Utility cupboard housing the washing machine, a large pantry store and access to the Loft space.

Bedroom One has floor-to-ceiling windows and glazed door out to the timber deck and Bedroom Two has independent access to the side of the property. Bedrooms Three and Four are smaller double Bedrooms with Bedroom Four currently being used as a walk-in Dressing Room. Completing the accommodation is the smart Family Bathroom with both a bath and walk-in shower.

There's a smart, One Bedroom Annex and a purpose-built Garden Office – and all set on a large Garden plot with plenty of driveway Parking.

## Location

Ashley Heath is a much sought-after residential area between the villages of Ashley and Loggerheads. Ashley is a pretty country village on the Shropshire/Staffordshire border with a village green, popular local pub, and busy Doctors' Surgery. Loggerheads has a Co-Op Supermarket, Primary School, Post Office and local Butchers – and there's another Primary School in the village of Mucklestone.





## 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 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

**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.

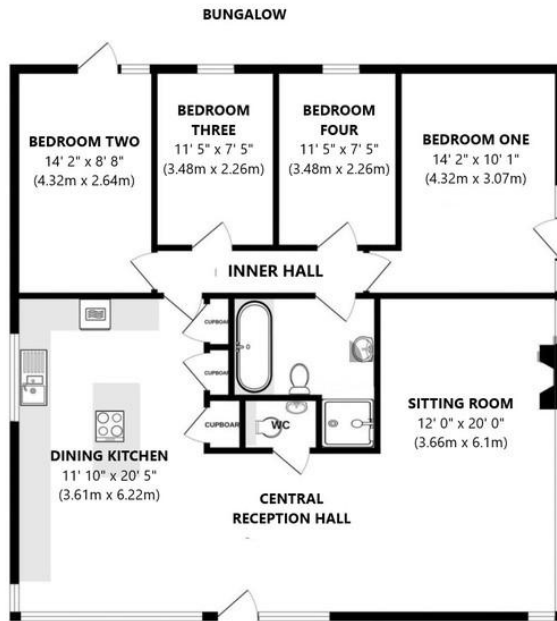


**DIRECTIONS:** From Market Drayton take the A53 to Loggerheads going straight over the three mini-roundabouts. Turn right on Gravelley Bank, right on Pinewood Road and then right on Tower Road. Keep left when the road divides to stay on Tower Road and the property will be on your left and can be identified 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





## Floor Plan - Not to Scale

Please use as a guideline to layout 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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## ANNEX



## 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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