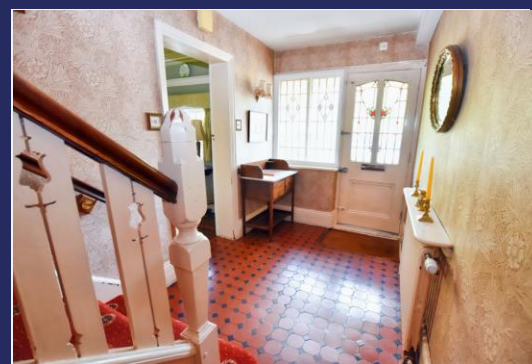




Helping *you* move



Norris Hill Sovereign Lane, Ashley, TF9 4LS

A wonderful opportunity to purchase a traditional Double Fronted Four Bedroom Detached House that's full of Original Charm and Potential and set on a gorgeous 0.51-acre Garden Plot - with No Upward Chain.

Offers In Region Of
£485,000

Overview

- Four Bedroom Detached House on a 0.51 Acre Garden Plot, Full of Character, No Upward Chain
- Entrance Hall, Drawing Room with French Doors
- Large Sitting Room with an Open Fire, Breakfast Kitchen, Utility, Guest WC
- Four Double Bedrooms, Bathroom, Shower Room
- Stunning Landscaped Gardens, Garage, Parking
- Council Tax Band - F, Energy Rating - TBC



Brief Description

Off the Entrance Hall is the Drawing Room with solid wood floors, picture rail, open fire in a feature surround and bay with French doors out to the Garden. The Living Room has two bay windows with the original leaded glass to the front of the property, beams to the ceiling and an open fire. There's a Guest WC and the extended Dining Kitchen which has an excellent range of traditional units, walk-in pantry, space for your dishwasher and fridge, a large store cupboard and a door to the Garden and another through to the Utility and covered Storage area with a door to the Garage.

To the first floor and the Bedrooms are set around the central Landing which has a study area with an original stained glass porthole window. The Principal Bedroom is a very generous room with a Dressing Area off which is the Bathroom, and the Dressing Area has a further door leading back to the main Landing.

There are three further generous Double Bedrooms and the Shower Room.

There's a stunning rear Garden with large Lawn, patio area, mature trees and shrubs and 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 & Chip Shop, Indian Restaurant and Chinese Take Away.



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 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 Tel: 01782 717717

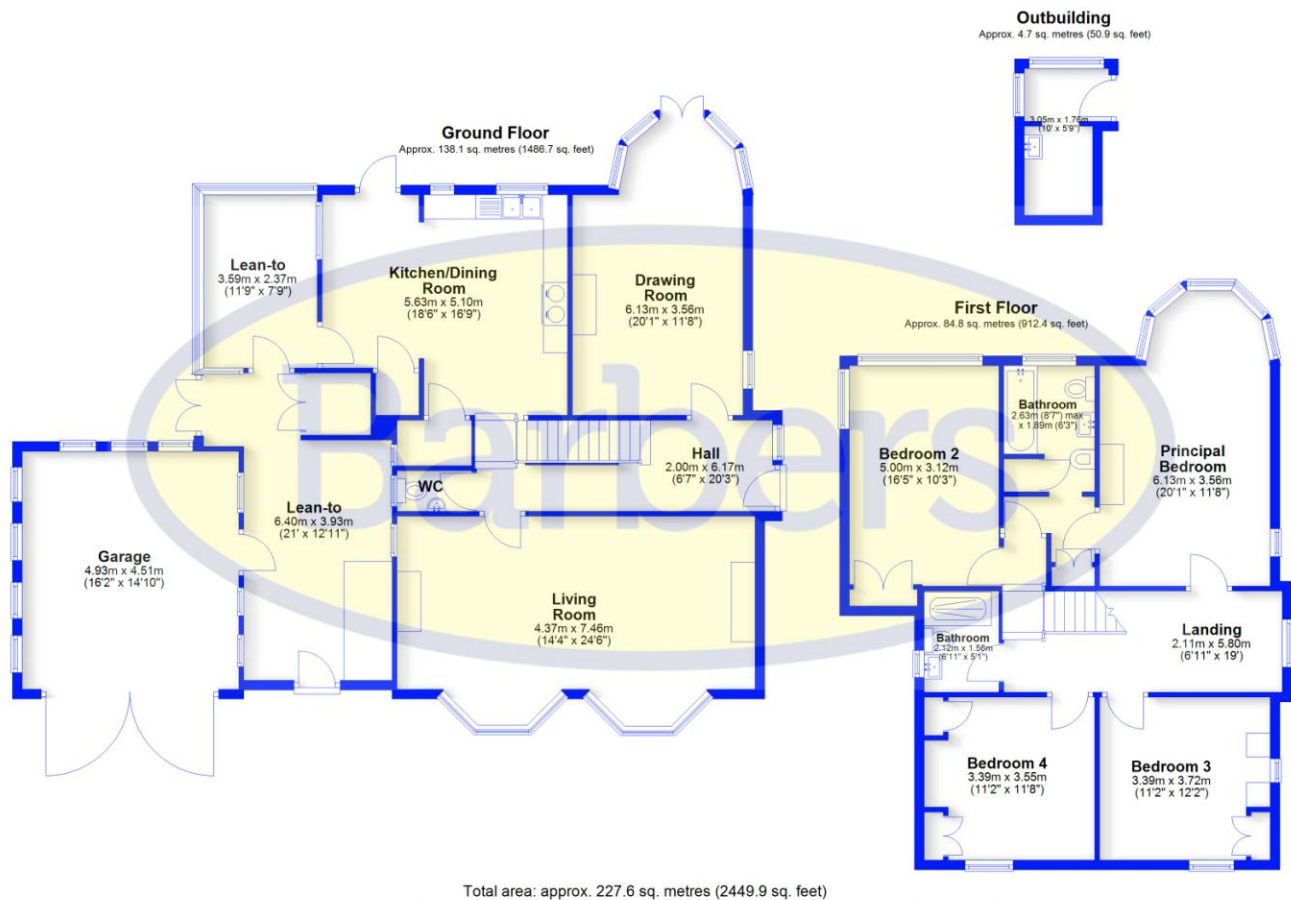
TENURE: We are advised that the property is Freehold.



DIRECTIONS: From Market Drayton take the A53 through Loggerheads and then turn right on Gravelly Hill and pass The Peel Arms on your right. Keep left on Church Road and then turn right on Sovereign Lane where the property is approximately 500 meters on your 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.



Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



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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