



Helping *you* move



3 Birch Rise, Ashley Heath, Shropshire, TF9 4PZ

Offers In Region Of
£240,000

A Two Bedroom Semi-Detached Bungalow in a Lovely Village Location, with a Large Lounge/Dining Room, Kitchen, Wet Room and Beautiful Gardens to the Front & Rear - Recently Double Glazed Through-Out.

3 Birch Rise, Ashley Heath, Market Drayton, Shropshire, TF9 4PZ

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Overview

- Two Bedroom Semi Detached Bungalow
- In Sought After Village Location
- Recently Double Glazed Throughout
- Spacious Lounge/Dining Room
- Wet Room, Kitchen
- Entrance Porch/Sun Room
- Beautiful Front & Rear Gardens
- Long Driveway Offering Plentiful Parking
- Council Tax Band – C
- Energy Rating - TBC



Brief Description

Nicely set back from the road, this Two-Bedroom Semi-Detached Bungalow has benefitted from new double glazing through-out, is in a highly popular residential area and within walking distance of The Burntwood - the perfect place for a walk in the woods! The long Entrance Porch runs along the side of the property and opens to both the Kitchen and Hallway. The Kitchen has a range of units and space for your cooker, fridge and plumbing for a washing machine, and leads through to the light and spacious Living Dining Room with a large picture window overlooking the front Garden. Both Bedrooms are doubles, and the Bathroom is presented as Wet Room with Shower. Also worth mentioning is that there would be space to extend or create a dormer subject to the necessary permissions. The property has lovely outside spaces - To the front is a lawned Garden with long driveway which should park 2-3 cars. To the rear is a mature Garden with Greenhouse and patio area.

Location

Loggerheads is a desirable village that, combined with the neighbouring village of Ashley, offers your doctors, a primary school, local shops, pub/restaurants and a library – and is in walking distance of 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.



Your Local Property Experts

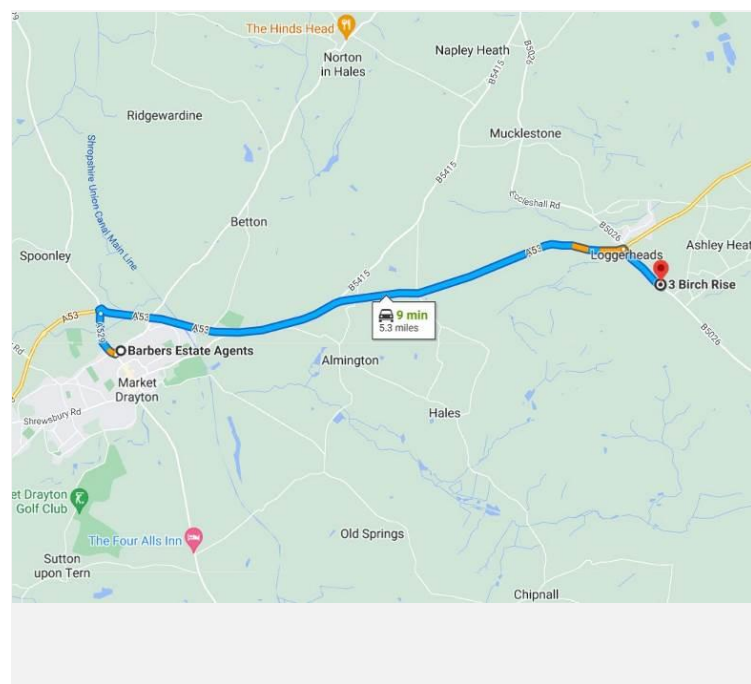
01630 653641



VIEWING ARRANGEMENTS: 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 with LPG Gas central heating are available. The LPG tank was replaced in 2022 and the windows were also very recently replaced. 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



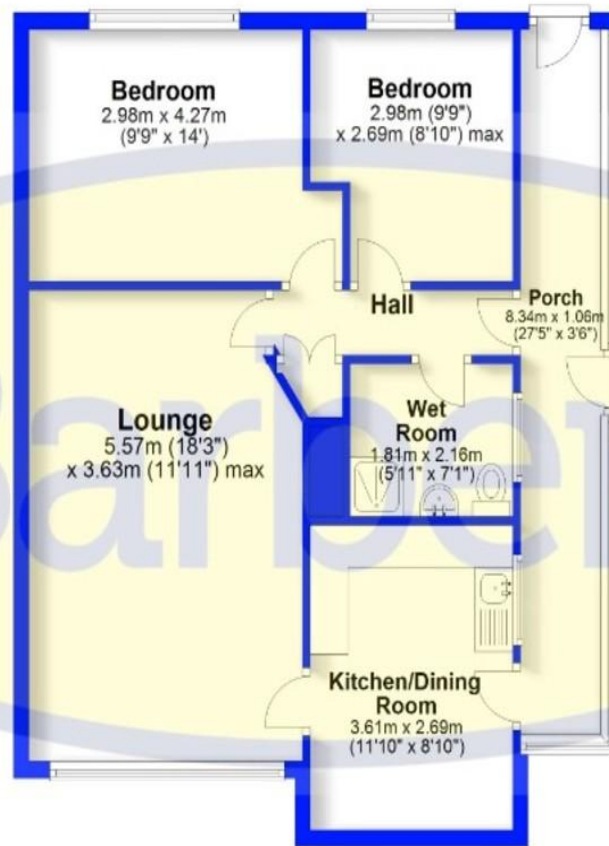
DIRECTIONS: At the Gingerbread roundabout on the A53 head towards Loggerheads and Newcastle-under-Lyme. After 4.4 miles at the first mini roundabout in Loggerheads, turn right on Eccleshall Road, passing the Co-Op supermarket and Hugo Meynall school and then the property will be on your left.

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

Approx. 67.5 sq. metres (726.0 sq. feet)



Total area: approx. 67.5 sq. metres (726.0 sq. feet)

Plan produced by www.firstpropertyservices.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.

EPC GRAPH TO FOLLOW

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

**BARBERS ESTATE AGENTS: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk**



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.