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## Pine Lodge, Heath Top, Ashley Heath, TF9 4QR

Set on a gorgeous woodland plot, in this highly desirable residential area, Pine Lodge is a Four Bedroom Detached Bungalow with spacious Living Accommodation, Principal Bedroom with En Suite and a Double Garage - and is offered to the market with No Upward Chain.

Offers In Region Of  
**£675,000**



### Overview

- Spacious Four Bedroom Detached Bungalow with No Upward Chain
- Entrance Hall, Cloaks/WC, Breakfast Kitchen, Utility
- Large Lounge, Dining Room, Conservatory
- Principle Bedroom with smart En Suite Bathroom
- Three further Double Bedrooms, stylish Bathroom
- Wraparound Lawned Garden, Double Garage, Driveway Parking
- Council Tax Band - G, Energy Rating - D



### Brief Description

The unique 'hacienda' style arched frontage makes a great first impression and the front door opens to a wide, welcoming T-shaped Reception Hall off which is the Cloakroom with WC and a large coats cupboard. There's a Dining Room, a light and spacious Lounge with inglenook fireplace housing a log burning stove, Breakfast Kitchen with a good range of traditional Shaker-style units with integrated dishwasher, fridge, double oven with hob and extractor fan over, Utility and Conservatory.

Bedroom Four is currently presented as a Snug/Office, and the Principal Bedroom has two large double built-in wardrobes, and super smart, fully tiled En Suite Bathroom. Bedrooms Two and Three are both double Bedrooms and Bedroom and completing the accommodation is the stylish, fully tiled Bathroom, with feature lighting, double sinks, W.C, bathtub and a large walk-in double shower.

There's a Double Garage with WC and walk-in store room, Driveway Parking and a large lawned Garden that wraps around the property.

### Location

Ashley Heath is a highly desirable residential area between the villages of Ashley and Loggerheads which, combined, offer you a Doctors' Surgery, Co-Op Local, other local stores, Post Office, a Primary School and two country Pubs.

The closest town is Market Drayton which offers a more comprehensive range of amenities, including schools, specialist and high street shops, supermarkets, restaurants and health and leisure facilities



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](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services are available with gas 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. The Vendor's Solicitor will confirm this.



**DIRECTIONS:** From Market Drayton take the A53 to Loggerheads, go straight over the mini-roundabouts and then turn right on Gravelly Hill, right on Pinewood Road, right on Tower Road and then right again on Heath Top where the property is on your right and can be identified by our For Sale sign.

**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.





## 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.

**BARBERS ESTATE AGENT: Tower House, Maer Lane,  
Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)**



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.