



Helping *you* move



## Glynstone, 86 Church Road, Ashley, TF9 4JY

This is an exciting opportunity for you to buy a lovely Three Bedroom Semi-Detached Cottage in the heart of the highly popular village of Ashley, with the added benefit of being offered to the market with No Upward Chain.

Offers In Region Of  
**£345,000**

## Overview

- Three Bedroom Semi-Detached Cottage in a wonderful Village Location
- No Upward Chain
- Entrance Hall, Kitchen, Utility, Guest WC, Lounge with an archway to the Dining Room
- Three Double Bedrooms, Bathroom
- Superb Countryside Views to Rear, Parking for Two Cars
- Council Tax Band – C
- Energy Rating - E



## Brief Description

To the ground floor is the Entrance Hall with stairs to the first floor and to your left is the generous Lounge with a feature fireplace and exposed beams and timbers. A stone archway leads through the to Dining Room which has French doors out to the rear garden with wonderful countryside views. The Kitchen has an excellent range of fitted units with integrated single oven and hob with extractor fan over, plus a large Utility/Boot Room with space for a tall fridge freezer, your washing machine and tumble dryer and Guest WC.

To the first floor is the Landing with a large built-in cupboard housing the hot water tank and Loft access, three Double Bedrooms - with Bedroom One being particularly spacious - and the Family Bathroom with both a shower and a bath tub.

Externally, the property has a lovely outlook to the front, a paved front patio, driveway Parking for two cars, and a small lawned Garden.

## 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 – and there's another Primary School in the village of Mucklestone.

The closest town is Market Drayton which offers a more comprehensive range of amenities, schools, supermarkets, cafes and restaurants.



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 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

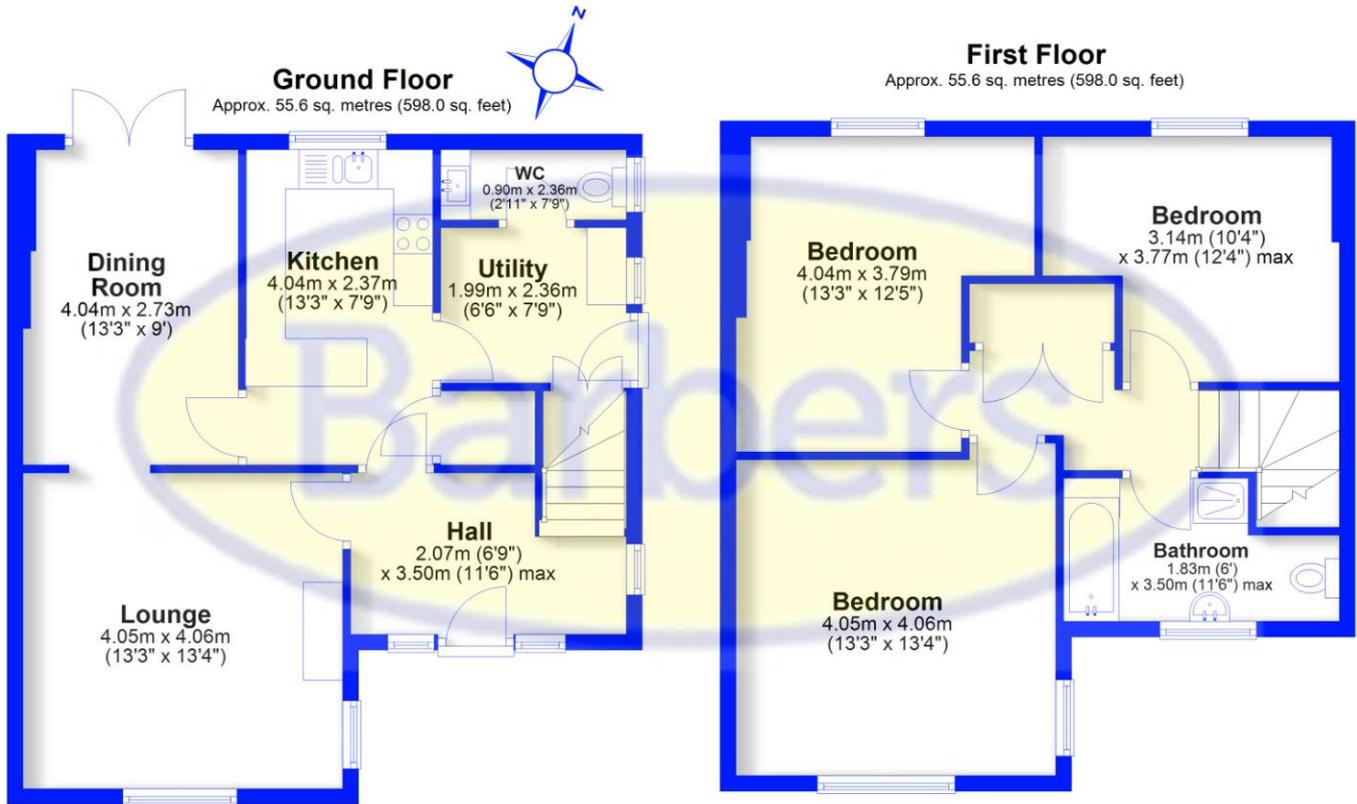
**TENURE:** We are advised that the property is Freehold.



**DIRECTIONS:** From Market Drayton take the A53 through Loggerheads, turning right on Gravelley Hill towards Ashley. Just before The Peel Arms turn left by the green and the property is 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 obtaining relevant data and any manual checks and monitoring which might be required.



Total area: approx. 111.1 sq. metres (1196.1 sq. feet)

Plan produced by [www.firstpropertyservices.co.uk](http://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.



## 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 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)



**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.