



Helping *you* move



## 103a The Dale, Ashley, TF9 4NP

An idyllic Two Bedroom Semi-Detached Country Cottage set at the end of this highly desirable country lane, with a generous mature Garden and the added benefit of being offered to the market with No Upward Chain.

Offers in Excess of  
**£375.000**



## Overview

- Beautifully Presented Two Bedroom Semi-Detached Country Cottage with No Upward Chain
- Entrance Porch, Cloaks/WC, Breakfast Kitchen
- Lounge with Inglenook Fire Place and Log Burner, Dining Room
- Two Double Bedrooms, modern Bathroom
- Mature Garden with Courtyard, Sheds & Greenhouse
- Highly Desirable Residential Area
- Council Tax Band - D, Energy Rating - D



## Brief Description

A stable door opens into the hall with the Guest Cloakroom to your left and a part-glazed door opens to the Kitchen which has modern cream Shaker-style units with wood worktops, integrated oven with electric hob with extractor fan over, and an understairs pantry. The Lounge is a lovely, cozy room with a multi-fuel stove set in a brick fire surround with oak mantle, and the Dining Room has dual-aspect windows. Bedroom One is a lovely double room with a bespoke built-in wardrobe and matching chest of drawers. Bedroom Two is another double room and completing the accommodation is the Shower Room with a double shower.

The Garden wraps around three sides of the cottage. To the front is a block paved courtyard with a path and leading round to the rear Garden. The garden is mainly set out as herbaceous and evergreen borders at different levels, with the forest treeline beyond, patio seating area, green house, brick shed, log store and timber shed all included in the sale.

## Location

In a semi-rural woodland location at the end of The Dale, just to the edge of Ashley village. 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, Pub, Café, Restaurant and Take Aways – 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, including schools, 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 mains water and electricity services are available, with oil fired central heating and septic tank drainage. 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

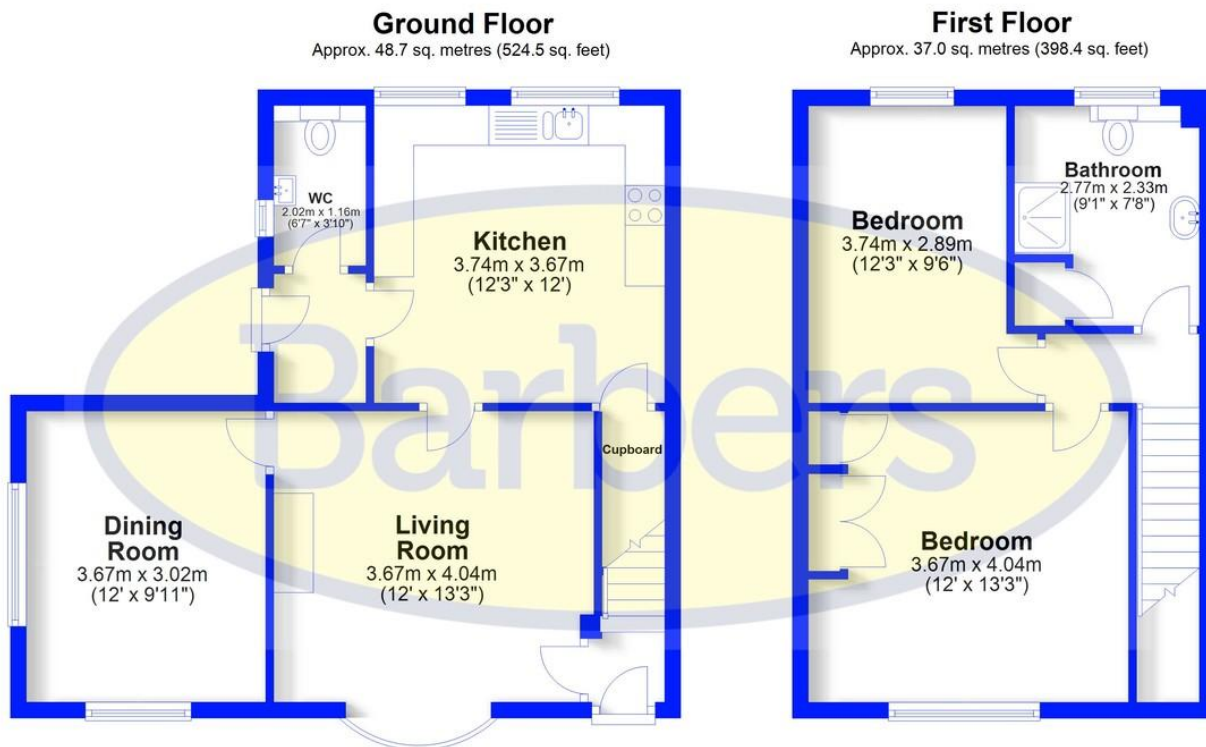
**TENURE:** Freehold



**DIRECTIONS:** From Market Drayton take the A53 to Loggerheads and stay on the A53 over the three mini-roundabouts and turn right on Gravelley Hill. Turn right onto The Dale and after 0.1 miles turn right and the property is along this lane on the right-hand side 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. soon as possible.

**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.



Total area: approx. 85.7 sq. metres (922.9 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.



**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. This fee will need to be paid by you, directly to MoveButler, ahead of us issuing a memorandum of sale, and is non-refundable.

## 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.