



10, Birch Rise, Ashley Heath, Market Drayton, TF9 4QA



Asking Price £265,000

A sunny & light 3 bed semi-detached bungalow in a quiet, leafy suburban cul-de-sac on the edge of Ashley Heath. The bungalow offers well proportioned accommodation with good size sitting room, traditional style kitchen and garden room extension to the side, three bedrooms and a modern bathroom. In addition, there is a part converted attic space with floor and skylight windows which could easily be adapted to create additional accommodation, subject to planning. Step outside and you will discover a large west facing corner plot with parking for several cars and a detached single brick built garage. The property is well maintained and presented to a good standard, benefiting from upvc double glazed windows and a newly installed oil fired central heating boiler, but does nevertheless present future owners the opportunity to stamp their own mark. Great location within easy reach of local amenities and walking distance to the shops in Loggerheads village centre. The Burntwood area of ancient woodland is literally just across the road, offering endless walking trails in some beautiful countryside. Offered for sale with no upward chain.



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<https://www.tgprop.co.uk>



Entrance into...

Garden Room

A large reception / dining area with door through to the kitchen and doors linking through to the inner hall. Wood effect floor, windows to the front and side. Radiator.

Kitchen

The kitchen features a range of wall & base cabinets with traditional style white cabinet doors and coordinating work surfaces with inset sink unit. Fitted appliances comprise; ceramic electric hob with concealed extractor, built-under electric oven, integrated dish washer, fridge and new washing machine. Wood effect floor, window to the front of the bungalow. Radiator.

Lounge

A good size sitting room with full width windows and patio door with views of and access to the sunny sheltered patio area. Inset fireplace. Radiator.

Inner Hall

With linen cupboard & access hatch to loft space. Wood effect floor.

Loft Room

The bungalow has a converted loft area with fixed pull-down ladder. Ideal storage or as a hobby space, with carpeted floor and two skylight windows and window to the side enjoying far reaching views. Potential for further conversion, subject to planning / building regs as required.

Bedroom 1

Double bedroom with rear facing window and fitted wardrobes to one wall. Radiator.

Bedroom 2

Single bedroom with fitted wardrobe and storage. Rear facing window. Radiator.

Bedroom 3

Generous single bedroom with rear facing window and French doors to the side opening to the garden. Boiler cupboard housing a newly installed (2024) Worcester oil fired central heating boiler. Radiator.

Bathroom

Featuring a white suite comprising; bath with shower over and folding glass shower screen, pedestal basin & WC. Ceramic tile floor and wall tiling to full height. Chrome heated towel radiator.

Outside

The bungalow occupies one of the large plots on the cul-de-sac, featuring wrap-around gardens with extensive lawn area and paved patio. Full west facing aspect enjoying sunshine throughout the day into the late evening. Driveway parking with space for 2 /3 cars and a detached brick built single garage.

General Information

Services; Mains electricity, water & drainage. Oil fired central heating.

Tenure; Freehold

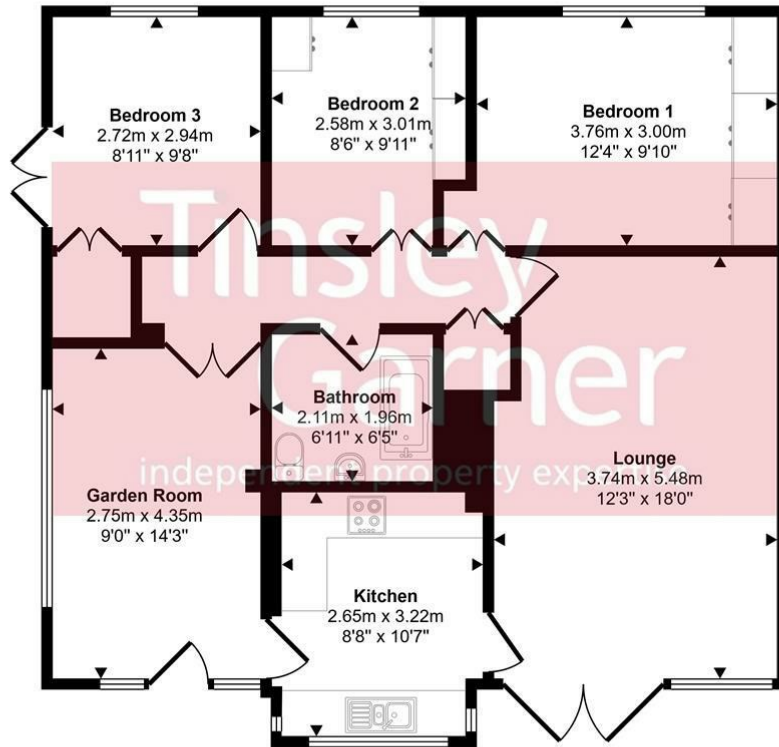
Council Tax Band C - Newcastle-under-Lyme

Viewing by appointment

For sale by private treaty, subject to contract.
Vacant possession on completion



Approx Gross Internal Area
84 sq m / 904 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	82
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	55	69
England & Wales		
EU Directive 2002/91/EC		