



Helping *you* move



## 2 Pine Court, Loggerheads, TF9 4QS

A nicely presented Two Bedroom Detached Bungalow on this popular development for Over 55s - which has a newly fitted Kitchen, and has recently been redecorated and recarpeted throughout.

Offers in the Region of  
**£156,000**

## Overview

- Two Bedroom Detached Bungalow
- Over 55s Development with Attractive Communal Gardens
- Recently Recarpeted & Redecorated Throughout
- Newly Fitted Kitchen, Shower Room
- Spacious Lounge with French Doors to Front Garden
- Bedroom One with Bay Window & Fitted Wardrobes
- Allocated Parking, Shared Garden
- Council Tax Band - B, EPC Rating D



## Brief Description

The main door is to the side of the property, and this opens to an L-Shaped Hallway with a large airing cupboard housing the hot water tank, and to your right is the smart, recently refitted Kitchen with an integral single oven with electric hob and extractor fan over, and space for your washing machine and a large fridge freezer. There's a light and spacious Lounge Diner with fireplace and French doors to the front of the property. The main Bedroom has a bay window and good range of fitted wardrobes - and the accommodation is completed by the second Bedroom and Shower Room.

The communal outside space is really well maintained, and each bungalow has pretty pots and seats outside which adds to the welcoming feel to the development. You also have one allocated Parking Space at the entrance to the development.

## Location

Market Drayton is a busy market town with a weekly Wednesday street market whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs.

A wider range of shops and facilities can be found via the A53 to Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.



# 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, drainage and electricity services are available, with electric storage 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

**FOR MORE INFORMATION:** Go to: [www.barbers-online.co.uk](http://www.barbers-online.co.uk)

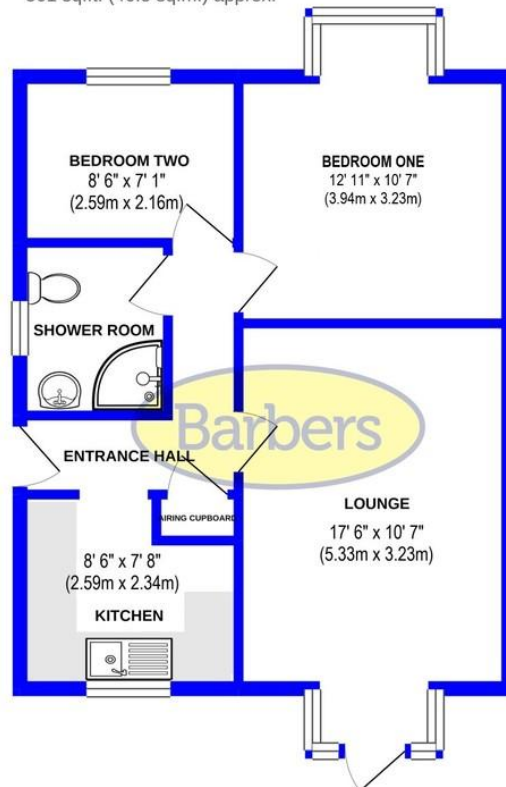


**DIRECTIONS:** From Market Drayton take the A53 towards Loggerheads and Market Drayton. In Loggerheads, go straight over the double mini roundabouts and then right into Pine Court. The allocated parking space is No 2 - if this is occupied, please park to block it in or, ideally, park on the Co-Op carpark and walk back to the property. Please don't use other residents' parking spaces.

**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  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA - 501 sq.ft. (46.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**TENURE:** We are advised that the property is Leasehold, and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion. Length of lease remaining - 970 years from 999 starting in 1995. Full details of the Leasehold, Freehold of the development and service charge of £660 per annum are available.

## 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.