



Helping *you* move



3 Eden Grove, Loggerheads, TF9 4EB

This very nicely presented Three Bedroom Detached Bungalow has a modern Kitchen Diner and Bathroom, generous Garden, Garage and Driveway Parking - and is offered to the market with No Upward Chain.

Offers In Region Of
£285,000

Overview

- Three Bedroom Detached Bungalow with No Upward Chain
- Nicely Presented Throughout
- Entrance Porch, Breakfast Kitchen
- Spacious Lounge with Feature Corner Window
- One Double & Two Single Bedrooms, Bathroom
- Garage with Electric Roller Door, Driveway Parking
- Mature Rear Garden with Summerhouse
- Council Tax Band – D
- Energy Rating - D



Brief Description

The generous accommodation includes the Entrance Porch that leads to the light and spacious Lounge with a feature corner window and a fire place housing a gas fire and a smart Breakfast Kitchen with a good range of Shaker-style units with integrated fridge freezer, dish washer, microwave, oven, gas hob and an extractor fan over and space for your kitchen table.

Bedroom One is a good-size Double Bedroom with a wall of built in wardrobes and large picture window overlooking the rear Garden. Bedrooms Two and Three are single Bedrooms, and both are light and bright with dual aspect windows to Bedroom Three and a patio door from Bedroom Two out to the rear Garden - so this would make a super Home Office or Hobby Room. Completing the accommodation is the smart, modern fully tiled Bathroom with over-bath shower.

Externally, there's a landscaped front Garden and long drive that runs along the side of the property up to the Garage - which has an electric roller door, and there's a Summerhouse in the mature rear garden.

Location

Loggerheads is a popular village on the Shropshire/Staffordshire border, creating a unique blend of countryside living with great access to local towns such as Market Drayton, Nantwich and Newcastle-under-Lyme.

Loggerheads has a Co-Op Supermarket, Primary School, Post Office, Library, Hairdressers, Pub, Café, Take Aways – and in the neighbouring village of Ashley there is a Doctors' Surgery and popular Village Pub.



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

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. The Vendor's Solicitor will confirm this.



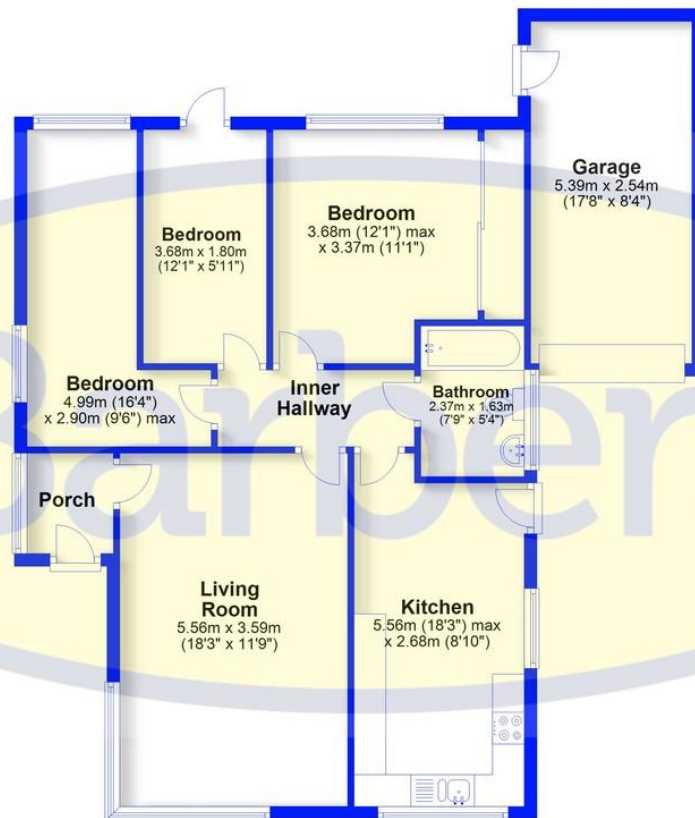
DIRECTIONS: From Market Drayton take the A53 towards Newcastle under Lyme, and in Loggerheads go straight over the three mini-islands and then turn left at the cross roads into Muckleston Wood Lane. Turn left into Derwent Drive then right on Eden Grove where you will find the property on the left identified by our For Sale board.

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.

Ground Floor

Approx. 91.5 sq. metres (985.3 sq. feet)



Total area: approx. 91.5 sq. metres (985.3 sq. feet)

Plan produced by 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**

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.

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