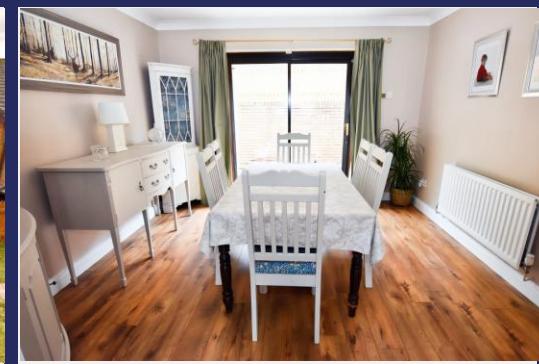


# Barbers

Helping *you* move



**24 Brookfield, Loggerheads, TF9 4RW**

A very nicely presented Four Bedroom Detached House with a smart Breakfast Kitchen, Lounge and separate Dining Room, Principal Bedroom with En Suite, Garage and Driveway Parking.

**£350,000**

## Overview

- Four Bedroom Detached House with spacious Living Accommodation
- Popular Residential Area
- Entrance Hall, Study, Guest WC
- Lounge with Bay Window, Dining Room
- Breakfast Kitchen, Pantry & Utility
- Principal Bedroom with En Suite, Bathroom
- Garage, Driveway Parking, Mature Terraced Garden
- Council Tax Band - E, Energy Rating - C



## Brief Description

To the ground floor is the Entrance Hall with a smart porcelain tiled floor, leading to a guest WC and to your right is the large Study. The spacious Lounge boasts a feature fireplace and a bay window overlooking the Garden, and the separate Dining Room with patio doors leading to the rear Garden. The smart, modern Breakfast Kitchen which was newly fitted in 2023. It has Shaker-style units, integrated oven with hob and extractor fan, a ceramic sink, space for a dishwasher, and a large breakfast bar, with a really useful Kitchen Pantry area, Utility and access to the Garage with EV charging point.

Upstairs, you'll find four generously sized Bedrooms arranged around a central gallery Landing. The Principal Bedroom features built-in wardrobes and a stylish, new En-Suite Shower Room. There are two further Double Bedrooms and a single Bedroom (currently used as a Dressing Room), and completing the first-floor accommodation is the large family Bathroom.

Externally, the property boasts a lawned front Garden with Driveway Parking leading to the Garage – so gives you off-road Parking for 3-4 cars. The terraced rear Garden offers a patio area and steps leading up to two lawned terraces, providing fantastic views and plenty of sunshine throughout the day.

## Location

Loggerheads has a Co-Op Supermarket, Primary School, Post Office, Library, Hairdressers, Pub, Café, Fish'n'Chip Shop, Indian Restaurant and Chinese Take Away – and there's another Primary School in the village of Mucklestone. In the neighbouring village of Ashley there is a Doctors' Surgery and popular Village Pub.



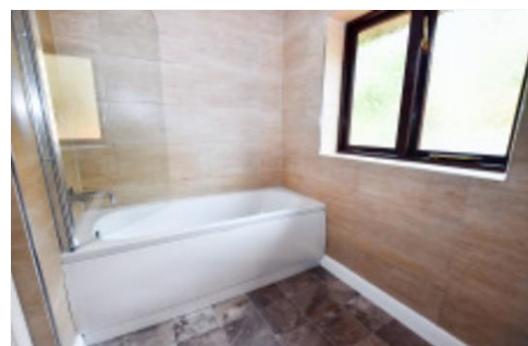
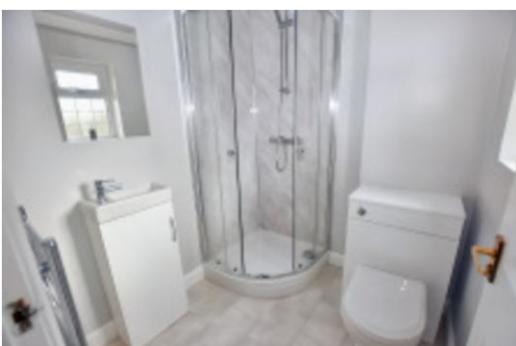
## Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or email the team at: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that XXXX services 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

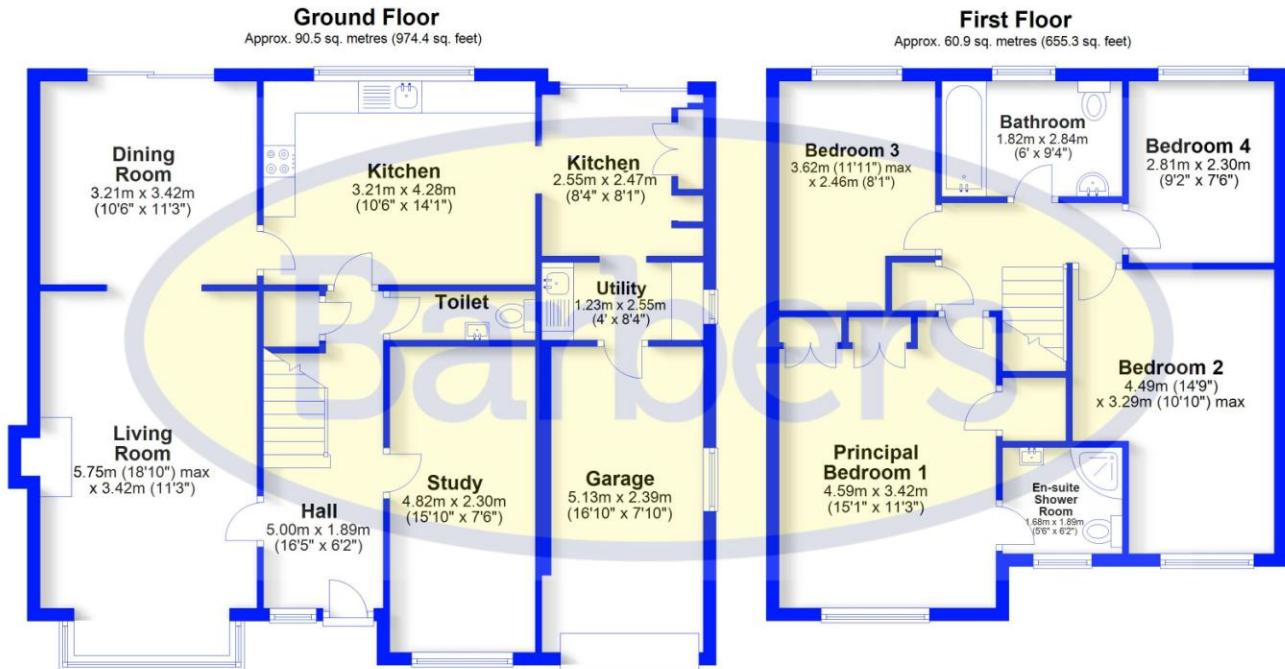
**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



**DIRECTIONS:** From Market Drayton take the A53 to Loggerheads, turning left at the mini roundabouts onto Mucklestone Road. Turn right on Mucklestone Wood Lane, right again on Hunters Point, left on Queen Margaret's Road, right on Sharplands, right on Brookfield and the property is the right hand side.

**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. 151.4 sq. metres (1629.7 sq. feet)



## 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.

**BARBERS ESTATE AGENT:** Tower House, Maer Lane, Market Drayton, Shropshire TF9 3SH  
**Tel:** 01630 653641  
**Email:** marketdrayton@barbers-online.co.uk

