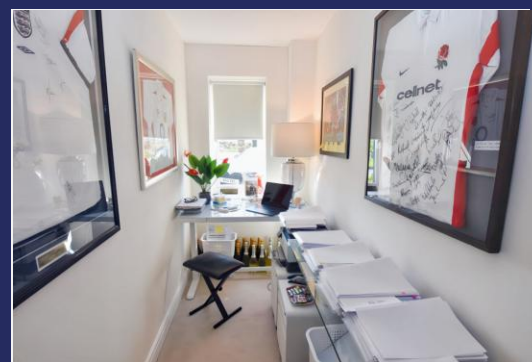




Helping *you* move



3 Shilling Close, Loggerheads, TF9 4FP

A beautifully presented, modern Three Bedroom Semi-Detached House that has been extended and updated to offer a large Kitchen/Dining/Living space with a glazed roof and a Home Office, Principal Bedroom with En Suite and Off-Road Parking for three Cars.

Asking Price of
£270,000

Overview

- Stylishly Presented Three Bedroom Semi-Detached House
- Extended & Recently Updated Kitchen/Dining/Family Room with Bi-Folding Doors, Utility/Guest Cloakroom, Home Office, Lounge
- Principal Bedroom with En Suite, Two Further Bedrooms, Bathroom
- Enclosed Rear Garden, Pergola over Hot Tub Space
- Off Road Parking for Three Cars
- Council Tax Band - D, Energy Rating - B



Brief Description

The front door which opens into the Hall space with stairs to the first floor and a door to the Utility/Guest WC. To your left is the Lounge and to your right is the refitted Kitchen/Dining/Living space which the Vendor has recently extended to create a Snug area with bi-folding doors to the Garden. The Kitchen area has an excellent range of Shaker-style units with integrated oven with hob and extractor fan over, with dishwasher and tall American-style fridge/freezer, and a central island with storage cupboards below. Off the Kitchen is a walk-in store cupboard, and a super Home Office space.

Heading to the first floor and the spacious Principal Bedroom has an En Suite Shower Room, and the Family Bathroom has an electric shower over the bath. Both Bedrooms Two and Three have a wall of mirrored wardrobes giving you plenty of storage whilst adding to the sense of light and space - and Bedroom Three is currently used as a Dressing Room but still has space for a single bed.

There is Parking for three cars, and a rear Garden with lawn, patio and a pergola over a hot tub. A footpath runs along the front of the property and is an ideal route for an evening stroll.

Location

Loggerheads is a popular village on the Shropshire/Staffordshire border, with 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 Muckleston. In the neighbouring village of Ashley there is a Doctors' Surgery and popular Village Pub.



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

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.

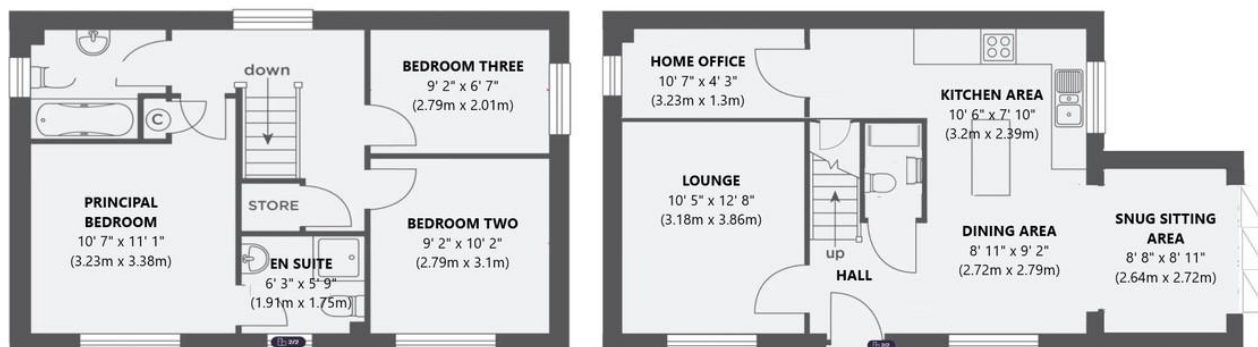


DIRECTIONS: From Market Drayton take the A53 to Loggerheads, turning left at the mini-roundabouts on Mucklestone Road. Turn right into the Wain Homes development on the top of the hill and immediately right where the property is on your left and can be identified by our For Sale sign.

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.

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Total Approximately 925 sq ft (86 sq m)

This Floor Plan is Not to Scale

Please use as a Guideline to Layout Only



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

