



Helping *you* move



28 Burntwood View, Loggerheads, TF9 4GZ

A beautifully presented Four Bedroom Detached House with a smart, modern Dining Kitchen, Principal Bedroom with En Suite, Double Garage and stylish, south-facing landscaped Gardens.

Offers In Region Of
£435,000

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Overview

- A Beautifully Presented Four Bedroom Detached House
- In Lovely Village Location
- Entrance Hallway, Cloakroom/WC
- Lounge, Large Conservatory, Study, Open Plan Dining Kitchen with Under Floor Heating, Utility
- Principal Bedroom with En-Suite Bathroom, Three Further Bedrooms, Family Shower Room
- Beautifully Landscaped South-Facing Rear Garden
- Council Tax Band – E, Energy Rating - C



Brief Description

To the ground floor is the reception hallway, a spacious lounge with electric log fire effect fireplace, a large conservatory with French doors to the garden, a further reception room currently used as a study, cloakroom/wc and a superb open plan dining kitchen with integrated fridge, dishwasher under floor heating and a range cooker with induction hob. There is also a utility housing the gas central heating boiler and space and plumbing for the washing machine. Moving onto the first floor and off the galleried landing area you will find the generous principal bedroom with built in wardrobes and an en-suite bathroom and shower cubicle, three further bedrooms and the contemporary family shower room.

Externally, the property has a beautifully landscaped, south facing rear garden with a gravelled seating area enclosed by raised beds packed full of mature plants and shrubs. To the front is a wide driveway leading up to the double garage, giving you parking for several cars.

The property also benefits from a fully owned solar panel system providing significant energy savings.

Location

Loggerheads is a popular village on the Shropshire/Staffordshire border.

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.



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, plus a fully owned solar power system. 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.

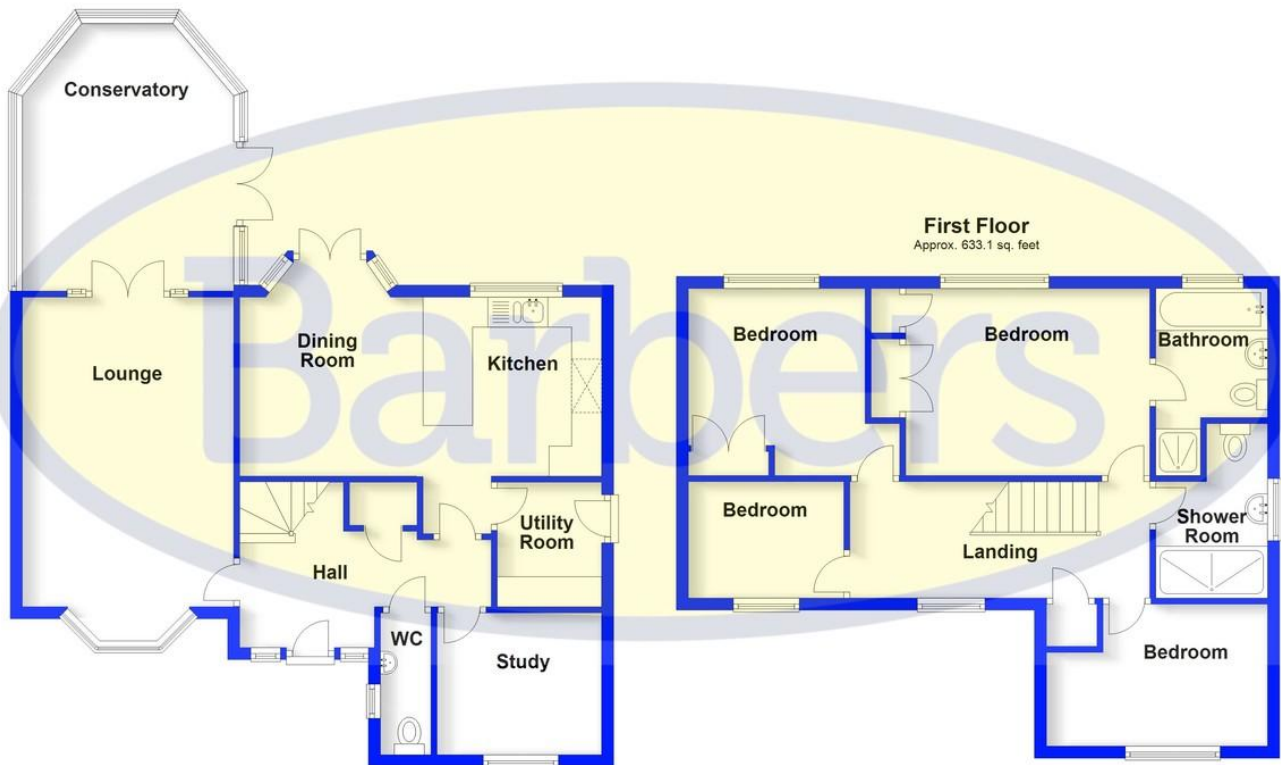


DIRECTIONS: Leave Market Drayton on the A53 for Newcastle under Lyme. Upon approaching Loggerheads proceed straight over the two mini roundabouts. Turn right onto Burntwood View where you will find the property on the right hand side which can be identified by our For Sale board.

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. 822.9 sq. feet



First Floor
Approx. 633.1 sq. feet

Total area: approx. 1456.1 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only 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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