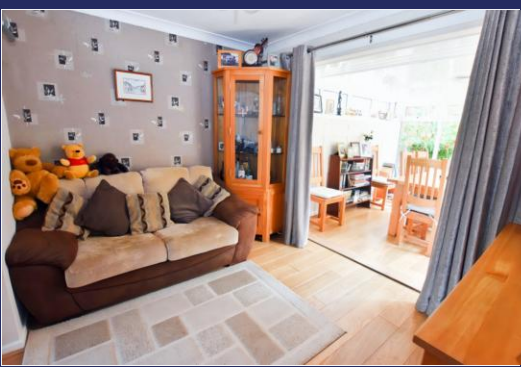




Helping *you* move



## 6 Maple Drive, Loggerheads, TF9 4BN

A nicely presented Three Bedroom Semi-Detached House on a generous Garden plot, with Lounge, Dining Room and Garden Room, Landscaped Garden and Garage with Workshop area.

Offers In Region Of  
**£235,000**

## Overview

- Three Bedroom Semi-Detached House with a Beautifully Landscaped Rear Garden
- Entrance Hall, Modern Kitchen
- Lounge, Dining Room & Conservatory
- Three Double Bedrooms, Bathroom
- Garage with Large Workshop and Utility
- Very Popular Residential Location
- Council Tax Band - C , Energy Rating - D



## Brief Description

To the front of the property is a wide Driveway leading up to the Garage, so you could comfortably park 3-4 cars here. To the ground floor is the Hall, a Guest WC, a generous Lounge, separate Dining Room and the Garden Room. The Kitchen has a good range of kitchen units with integrated oven, gas hob and extractor fan over, space for a tall fridge freezer and a door out to the Garden. To the first floor are three Double Bedrooms and the Bathroom. Bedroom One is a spacious double room and Bedrooms Two and Three are set up as family rooms with double beds with a bunk bed over, so there's plenty of space to welcome all the family! The Bathroom has both a bath and a shower, WC and a wash hand basin set on a vanity storage unit.

The gorgeous Garden has a patio area with steps up to a second patio with raised beds. A path to the side of the garden leads up through the kitchen garden with a timber pergola over, to the greenhouse and large garden shed and onto the main lawned area with far-reaching views.

To the side of the property is the Garage which is currently used as a workshop, with an additional large workshop space and Utility.

## 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 Away – and 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](mailto: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

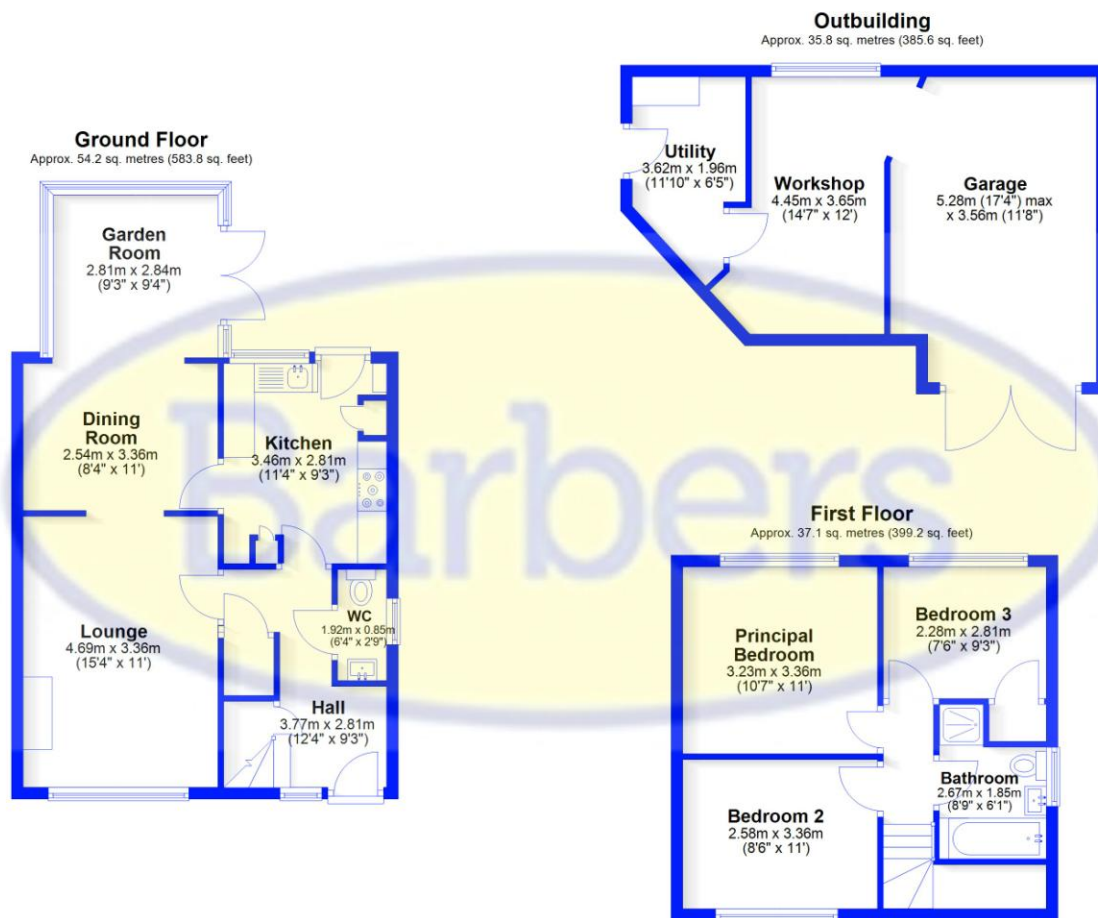
**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



**DIRECTIONS:** From Market Drayton take the A53 towards Loggerheads and turn left on Mucklestone Road, first right on Chestnut Road and right on Maple Drive where the property is the right-hand one of the pair of semi-detached houses at the head of the cul-de-sac.

**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. 127.2 sq. metres (1368.7 sq. feet)

Plan produced by [www.firstpropertyservices.co.uk](http://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.

**BARBERS ESTATE AGENT:** Tower House, Maer Lane,  
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Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

