



Helping *you* move



### 3 Pine Court, Loggerheads, TF9 4QS

Set in the heart of Loggerheads village on a small Retirement Development for Over 55s, this Two-Bedroom Detached Bungalow is offered to the market with No Upward Chain.

Offers in the Region of  
**£129,500**



## Overview

- Two Bedroom Detached Bungalow
- on a small Retirement Development for Over 55s
- Generous, Well Maintained Communal Gardens
- Hallway, Kitchen, spacious Dining Lounge
- Two Bedrooms, Bathroom
- Allocated Parking Space
- Council Tax Band - B
- Energy Rating - E



## Brief Description

The living accommodation comprises of the L-shaped Hallway with an airing cupboard and loft access, the Kitchen with a range of traditional units and space for your oven, washing machine and tall fridge freezer, and light and spacious Dining Lounge with a box bay window overlooking the rear of the property and feature fireplace housing an electric fire. Bedroom One is a generous double room with built-in wardrobes and dressing table, and Bedroom Two is a good size single room, and the Bathroom has a P-shaped bath with shower attachment, WC and wash hand basin.

Externally, your allocated Parking space is to the entrance of the development and a pathway leads to your left to the front of the Bungalow. The Bungalow looks out over the well maintained communal gardens and to the rear of the property is a wide communal lawned area - so there is plenty of outdoors space to enjoy.

## 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.



# Your **Local** Property Experts

01630 653641



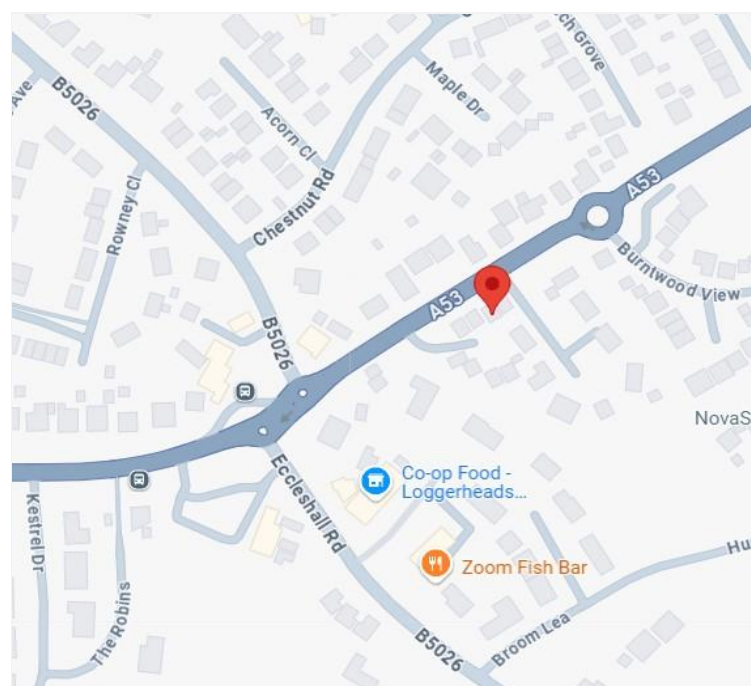
## Useful Information

**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 mains electricity, water and drainage services are available with electric storage heaters. 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 under Lyme, Tel: 01782 717717

**TENURE:** Leasehold. 970 years remaining. Service Charges apply.

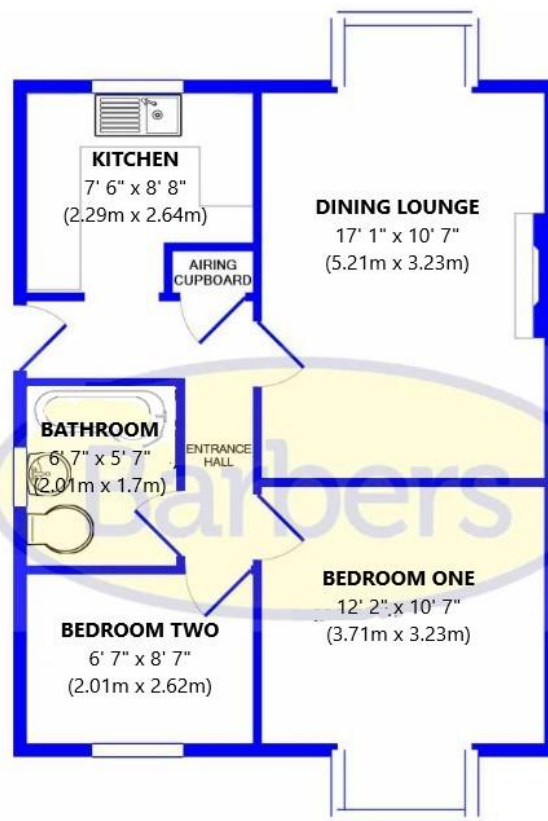


**DIRECTIONS:** From Market Drayton take the A53 towards Loggerheads and Newcastle under Lyme. In Loggerheads, go straight over the two mini roundabouts and then immediately right onto Pine Court. Please park in space No 3 and then walk up to the bungalow which is on your left and can be identified by 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





**This Floor Plan is Not to Scale**  
Please use as a Guideline to Layout only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## 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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