



Helping *you* move



2 Forty Acre Close, Loggerheads, TF9 4RQ

Tucked away on a quiet cul-de-sac, this nicely presented Four Bedroom Detached House offers you spacious Living Accommodation including a Lounge and separate Dining Room, pretty rear Garden and a Garage plus Driveway Parking.

Offers In Region Of
£360,000

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Overview

- Four Bedroom Detached House
- Nicely Presented Throughout, Highly Desirable Location
- Entrance Hall, Guest WC, Breakfast Kitchen, Lounge, Dining Room & Conservatory
- Principal Bedroom with Shower, Three Further Bedrooms, Bathroom
- Landscaped Garden with Patio & Mature Flower Beds, large Single Garage, Driveway Parking
- Council Tax Band - E, Energy Rating - C



Brief Description

The front door opens to the Hallway with access to the Guest WC. To your right is the spacious Lounge with a bow window to the front, an open fireplace and a glazed door that opens through to the Dining Room. Off the Dining Room is the Conservatory which has French doors out to the rear Garden. The Breakfast Kitchen has an excellent range of Shaker-style units, with a peninsula island, integrated fridge, double oven and gas hob with extractor fan over - and the Utility has plenty of space for your washing machine and tumble dryer and a door out to the rear Garden.

On the first floor is the central Landing with Loft access and the airing cupboard housing the hot water tank. The Principal Bedroom has built-in wardrobes and dressing table and a dressing area with shower and wash hand basin. Bedroom Two and Four both have built-in wardrobes, and Bedroom Three is currently used as a Home Office. Completing the accommodation is the Bathroom.

Externally, to the front is a wide lawned frontage with mature shrubs and a Driveway leading up to the Garage, giving you Parking for 2-3 cars. The private rear Garden is very nicely landscaped with a Patio and large lawn with mature hedge and fence boundaries.

Location

Loggerheads is a popular village on the Shropshire/Staffordshire border, with 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



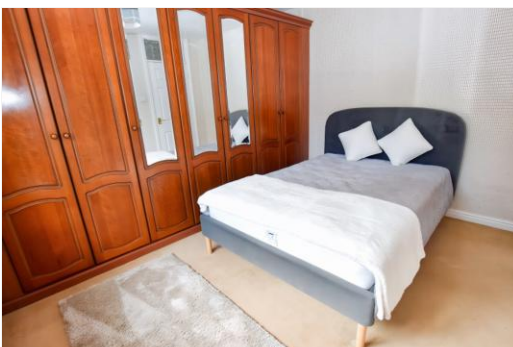
Useful Information

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

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

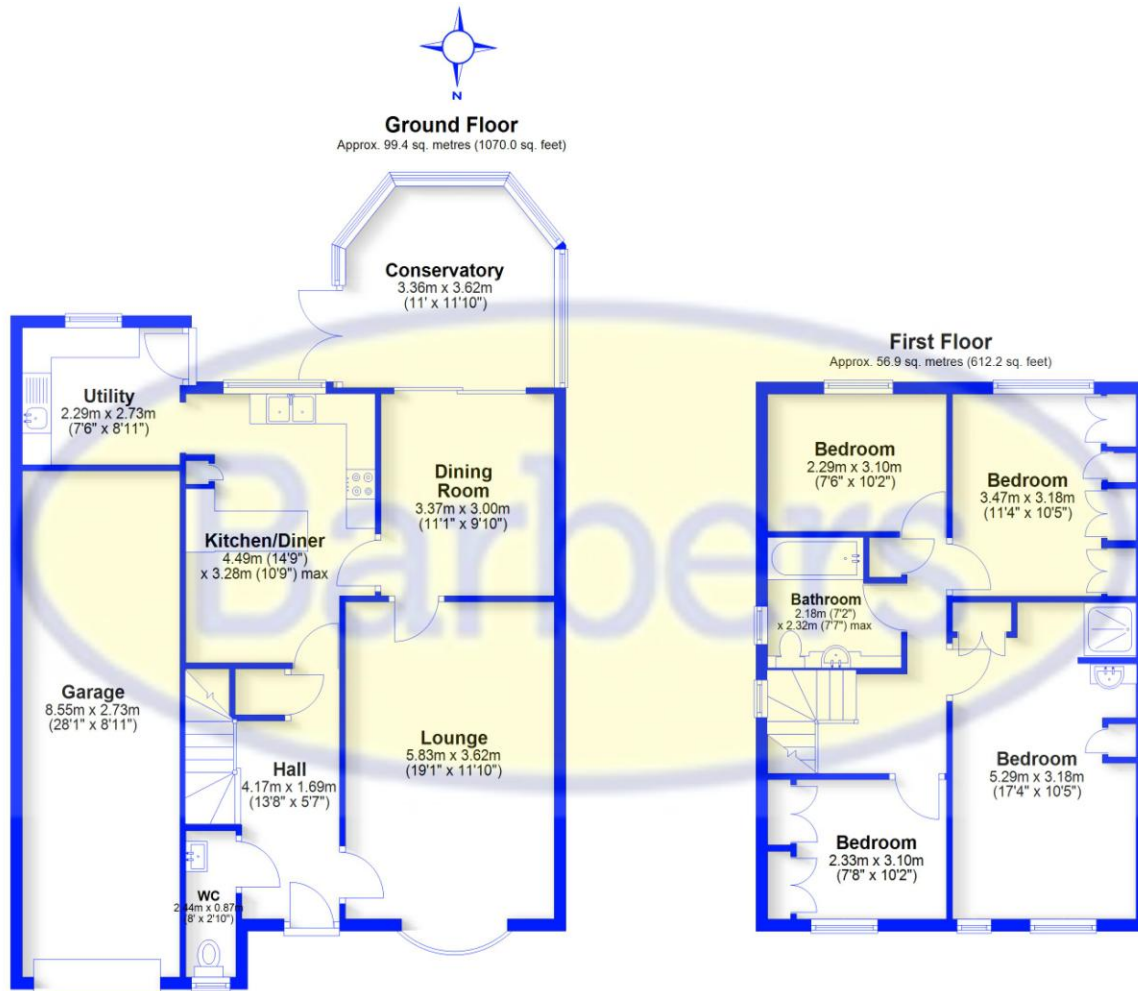
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From Market Drayton take the A53 to Loggerheads, turning left at the mini roundabouts on Mucklestone Road, first right on Chestnut Road, turn right on Forty Acre Close and the property is on your right 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.



Total area: approx. 156.3 sq. metres (1682.2 sq. feet)

Plan produced by 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.

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