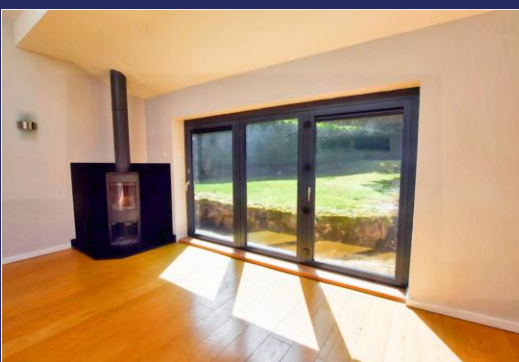




Helping *you* move



Taliesin, Pinetrees Lane, Loggerheads, TF9 4PL

Taliesin is an impressive, individually designed Five Bedroom Detached House with three En Suite Bedrooms and an Open Plan Kitchen/Family Room. Set in a highly desirable location, Talesin offers you all the accommodation you need for a growing family or extended family living.

Offers in the Region Of
£575,000

Overview

- Individually Designed Five Bedroom Detached House
- Lounge, Study, Dining Room
- Open Plan Kitchen/Family Room
- Principal Bedroom with large En Suite, Three Further Bedrooms, One with En Suite, Family Bathroom
- Guest Bedroom with En Suite, Cinema Room, Studio/Office
- Integral Double Garage, Driveway Parking, Mature Gardens
- Council Tax Band – G, Energy Proficiency Rating - C



Brief Description

The unique layout has most of the Living Accommodation to the first floor, with the ground floor offering you an En Suite Guest Room, large Cinema Room with two Office/Studio spaces and the Double Garage.

To the ground floor is the Atrium with double doors through to the Cinema Room with a Storeroom, Studio, En Suite Bedroom and access to the Double Garage. To the first floor is the Lounge, Home Office, Dining Room and the impressive open-plan Kitchen/Dining/Family Room. with central island and bi-fold doors to the Garden, and the Utility. There's a Guest WC, Bedroom Three is a good-size double room with an En Suite, the Family Bathroom, two further Bedrooms and the Principal Bedroom with an En Suite Bathroom Room.

Externally, there's a large Parking area to the front and a wide lawn that wraps around three sides of the property, with mature trees, shrubs and hedgerows.

Location

Ashley Heath is a highly desirable residential area between the villages of Ashley and Loggerheads. The two villages combined offer you a Doctors' Surgery, Primary School, Local Shops, Pub/Restaurants, Post Office and a Library – and has great road links via the A53.

A more comprehensive range of amenities can be found in Market Drayton approximately 5 miles away.

The larger towns of Stafford, Newcastle-under-Lyme, Stoke on Trent and Shrewsbury are all within commutable distance.



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.

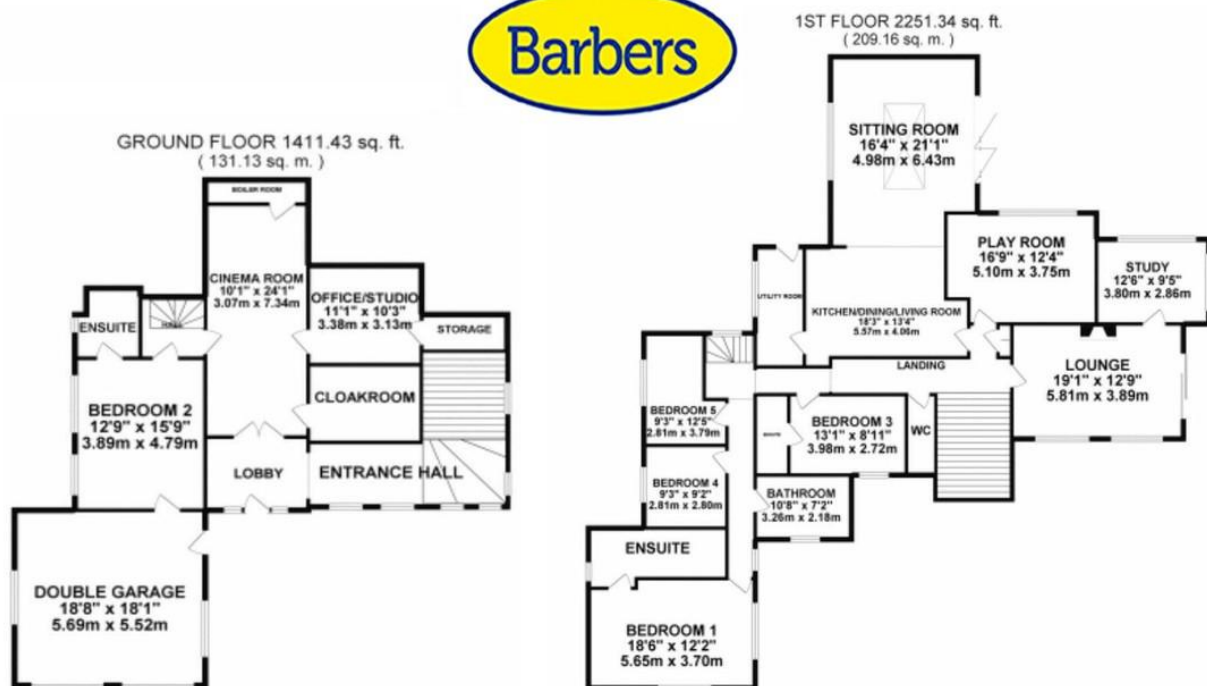


DIRECTIONS: From Market Drayton take the A53 towards Loggerheads and Newcastle-under-Lyme. In Loggerheads, go straight over the three mini-roundabouts and turn right on Pine Trees Lane and at the end of this bear left where you see the Barbers' arrow onto the private drive and then turn right to park in front of the property.

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.

Barbers



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

TOTAL FLOOR AREA : 3662.76 sq. ft. (340.28 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
(Made with Metapix 6/2023)



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

Barbers