



Helping *you* move



21 Birch Rise, Loggerheads, TF9 4PZ

A beautifully presented, light and spacious Three Bedroom Semi-Detached Bungalow on a large Corner Plot, with a smart Open Plan Dining Kitchen, Lounge, loft Hobby Room/Bedroom 3 and a Garage and Driveway Parking.

Offers In Region Of
£290,000

Overview

- Very Nicely Presented Three Bedroom Semi-Detached Bungalow
- Generous Corner Plot with Garage and Driveway Parking
- Summer Room, Smart Modern Open Plan Dining Kitchen
- Lounge with Inglenook Fireplace
- Two Ground Floor Bedrooms, Shower Room with Walk-In Shower
- Loft Bedroom 3/Hobby Room
- Enclosed Low-Maintenance Rear Garden, Solar Panels
- Council Tax Band - D. Energy Rating - D



Brief Description

The front stable door opens into a versatile Summer Room with extensive storage and utility cupboards, leading to a smart, modern Dining Kitchen complete with integrated dishwasher, double oven, hob with extractor, and space for an American-style fridge freezer. Floor-to-ceiling windows and patio doors flood the space with natural light and double doors lead through to the Lounge with an inglenook fire place and the same smart flooring as the Dining Kitchen adding to the sense of space.

Off the Inner Hall is a good-sized double Bedroom One, a second Bedroom currently arranged as a dressing room, and an updated Shower Room with walk-in shower. Stairs from the Lounge rise to a flexible Hobby Room/Bedroom Three, making this the ideal space for work or leisure.

Externally, the property boasts a wide gravelled Driveway, a detached single Garage, and a low-maintenance rear Garden and large lawned front Garden.

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



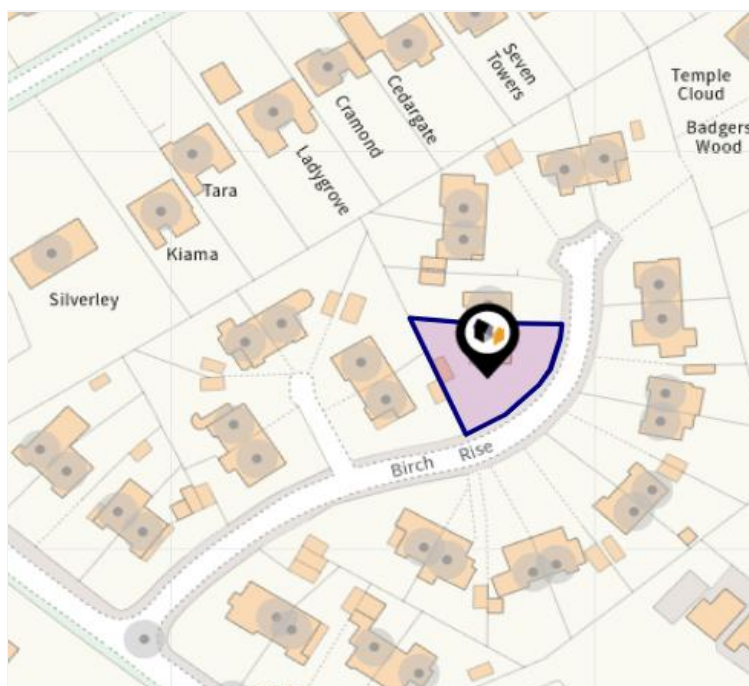
Useful Information

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

SERVICES: We are advised that mains electricity, water and drainage services are available, with oil-fired central heating and solar panels. 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 Borough Council

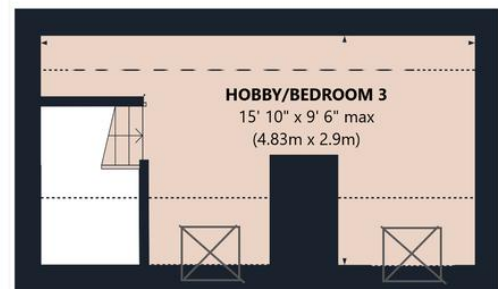
TENURE: Freehold



DIRECTIONS: From Market Drayton take the A53 to Loggerheads turning right by the Loggerheads Pub on Eccleshall Road. Pass the School on your left and then turn left on Birch Rise where this property is approximately 200 yards on your left.

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.



This Floor Plan is Not to Scale
Please use as a Guideline to Layout Only
All measurements and fixture/fittings locations are approximate



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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