



Helping *you* move



3 Rowney Close, Loggerheads, TF9 4DB

Offered with No Upward Chain is this much loved Family Home in walking distance of Loggerheads Shops and Primary School, with a large Garden and plenty of Off Road Parking.

Offers in the Region of
£200,000

Overview

- Two Bedroom Semi-Detached House in a Highly Popular Residential Area
- No Upward Chain
- Entrance Hall, Breakfast Kitchen, Utility, Spacious Lounge, large Under Stairs Cupboard
- Two Double Bedrooms, large Half-Bath with WC and Basin
- Generous Rear Garden with Brick and Timber Sheds
- Wide, Block Paved Driveway
- Council Tax Band - B, Energy Rating - B



Brief Description

The wide block-paved Driveway leads up to the front door that opens to the Hallway, off which is the ground floor Shower Room with walk-in shower, wash hand basin and WC, plus stairs leading to the first floor. The Lounge has light flooding in through the front window, a fireplace currently housing an electric fire and large under stairs cupboard. Off the Lounge is the Inner Hall with the Utility to your left and Breakfast Kitchen to your right. The Utility has space for a fridge freezer, washing machine and tumble dryer, and the Breakfast Kitchen has a good a range of units with space for your cooker.

To the first floor are two Double Bedrooms, with Bedroom One being a particularly spacious room. Bedroom Three has been converted into a half-bath space with a WC and wash hand basin - so has plenty of space for a free-standing bath to be added, or it could be an en-suite for Bedroom Two or returned to become the third Bedroom.

The rear Garden has a large, enclosed lawned area, brick built store, timber garden shed and a green house that does need some panes restoring.

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.

This property is within walking distance of the 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



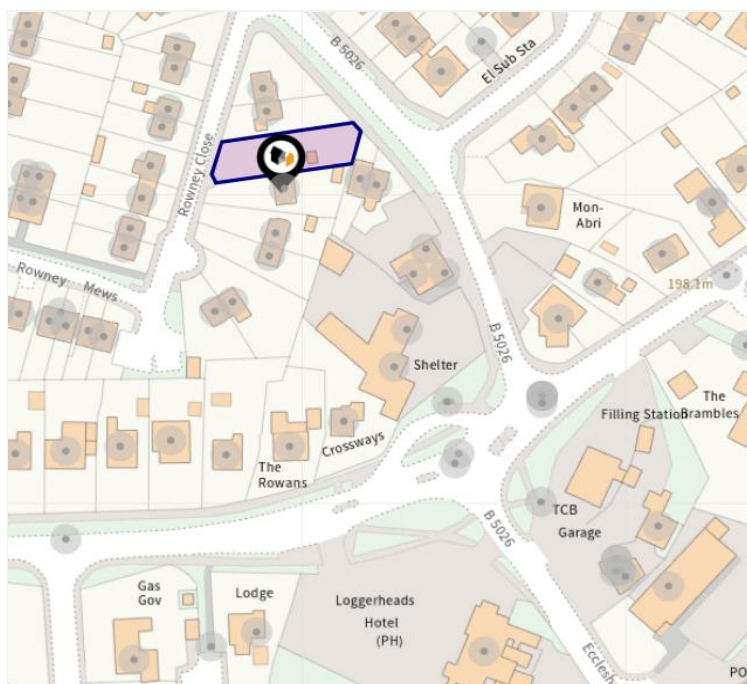
Useful Information

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

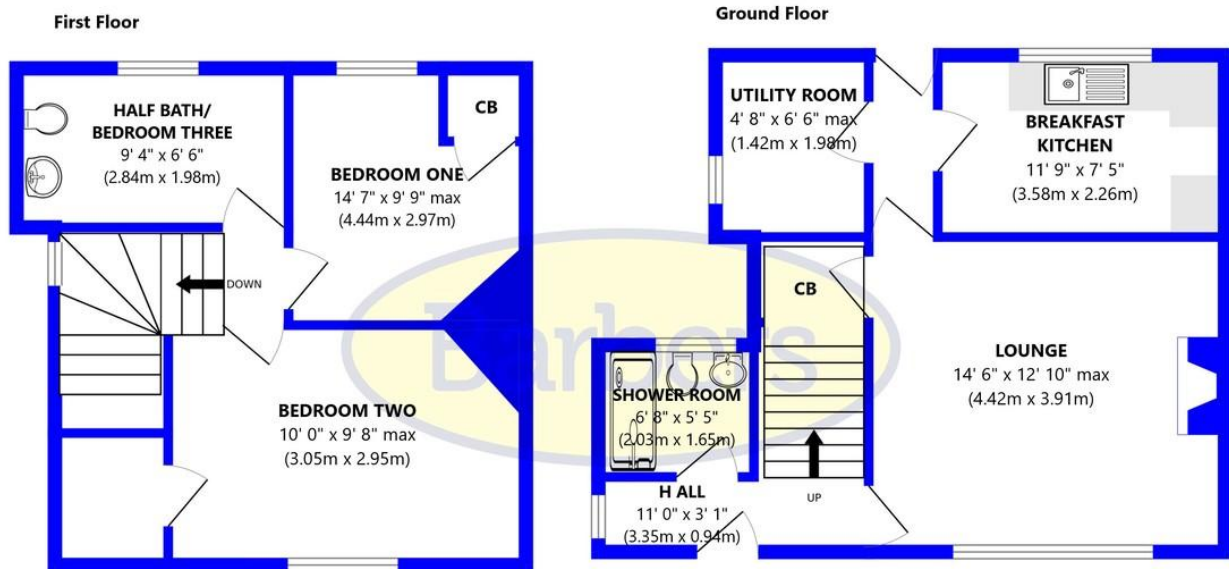
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From Market Drayton take the A53 to Loggerheads turning left at the mini roundabouts on Mucklestone Road and take the first left on Rowney Close and the property 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 monitoring which might be required.



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 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.
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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.

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