



Helping *you* move



Gwyldene, Pinewood Road, TF9 4PP

A picture perfect Four Bedroom Detached Cottage that has been lovingly updated throughout to offer you stylish living accommodation whilst retaining the charm of the original cottage.

Offers In Excess Of
£450,000

Overview

- Stylishly Presented Four Bedroom Detached Cottage
- Beautifully Updated Throughout, Semi-Rural Location
- Newly Fitted Kitchen, Utility & WC, Lounge with French Doors & Media Wall, Dining Room
- Principal Bedroom with new En Suite, new Bathroom
- Rear Courtyard Garden, Garage, further Garden & Parking to Front
- Council Tax Band - D, Energy Rating - D



Brief Description

This beautifully presented cottage has new floor coverings throughout, and the accommodation to the ground floor includes the Hallway, the Kitchen with an excellent range of modern units and a solid worksurface with integral sink and integrated appliances, a walk-in pantry, Cloaks/WC and Utility. The Lounge is a lovely light and spacious room with a feature inset electric fire, French doors out to the Courtyard and smart parquet-effect flooring that runs through into the Dining Room.

To the first floor, and the Principal Bedroom has a walk-in wardrobe and En Suite with walk-in shower. Bedrooms Two and Three are good-size Double Bedrooms and Bedroom Four is a generous Single Bedroom. Completing the accommodation is the Bathroom which has a corner shower and oversized bathtub.

Externally, there's Parking and a Double Garage, front Garden with timber deck, an enclosed Courtyard Garden with raised beds planted with mature tropical plants and evergreens, and a covered deck seating area.

Location

The Cottage is to the edge of Loggerheads - a desirable village that, combined with the neighbouring village of Ashley, offers you a Doctors' Surgery, Primary School, local shops, pub/restaurants, Post Office and a Library.

Easy access to the A53 means that Newcastle under Lyme, Shrewsbury and Nantwich are all within commutable distance.



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

FOR MORE INFORMATION: Go to: www.barbers-online.co.uk



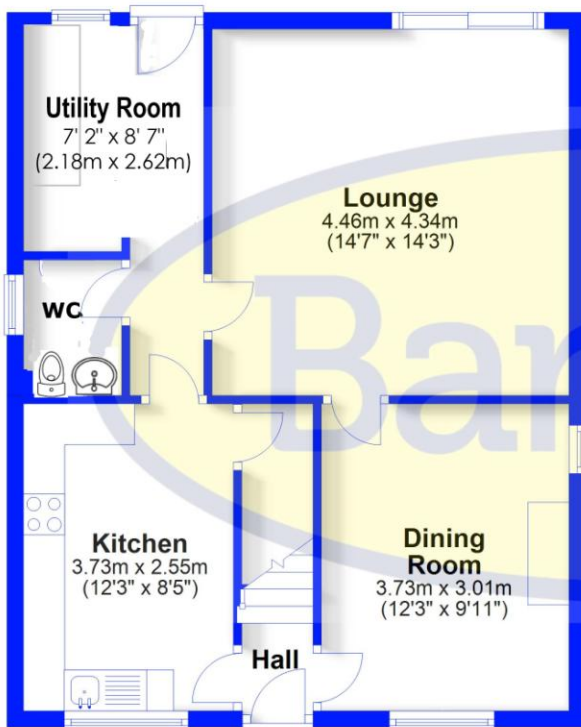
DIRECTIONS: From Market Drayton take the A53 to Loggerheads. Go over the three mini roundabouts and, after approximately 0.5 miles, turn right on Gravelly Hill and then right again on Pinewood Road. After approximately 500 yards turn right on Southern Pines and the property is at the end of this lane and can be identified by our For Sale sign.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as

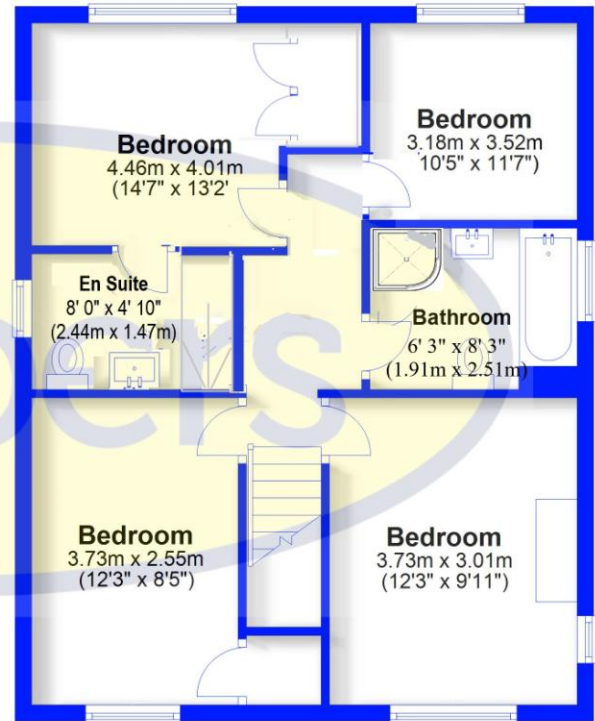
Ground Floor

Approx. 55.0 sq. metres (592.0 sq. feet)



First Floor

Approx. 55.2 sq. metres (593.9 sq. feet)



This Floor Plan is Not to Scale - please use as a guideline to Layout Only

Total area: approx. 110.2 sq. metres (1185.9 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

**BARBERS ESTATE AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk**



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.