



Helping *you* move



## 2 Bracken Avenue, Loggerheads, TF9 4RD

An impressive Five Bedroom Detached House on an enviable Corner Plot with spacious, flexible living spaces including a Garden Room, Lounge and separate Dining Room, Principal Bedroom with En Suite, and Driveway Parking.

Offers In Region Of  
**£450,000**



## Overview

- Light and Spacious Five Bedroom Detached House
- Large Garden with Kitchen Garden & Greenhouse
- Entrance Hall, Guest WC, Home Office, Gym in converted Garage
- Dining Kitchen, Utility, Lounge, Dining Room, Sun Room
- Principal Bedroom with En Suite
- Four Further Bedrooms, Bathroom
- Garage Store, EV Charger, Driveway Parking
- Council Tax Band - F, Energy Rating - TBC



## Brief Description

The generous living space includes the Hallway, the Guest Cloakroom, the light and spacious Lounge with a log burner and patio doors out to the Garden, and the Dining Room that leads through to the Summer Room. The Breakfast Kitchen has an excellent range of units with integrated dishwasher, a five-burner range cooker, space for an American-style fridge freezer and breakfast bar. Off the Kitchen is the Utility/Boot Room which leads to the Gym and there's a large the Home Office which is set up for two desks, with plenty of storage space and shelving.

The Bedrooms are set around the first floor Gallery Landing which has Loft access. The Principal Bedroom has an excellent range of fitted furniture and an En Suite Shower Room, and there are three further Double Bedrooms, a good-size Single Bedroom and the main Bathroom with a shower over the bath.

Externally, the property sits on a large corner plot, with a mature lawned Garden, patio, kitchen garden with green house and driveway Parking.

## 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](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services are available with gas 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 Borough Council Tel: 01782 717717

**TENURE:** We are advised that the property is Freehold.



**DIRECTIONS:** From Market Drayton take the A53 to Loggerheads and turn left at the mini-roundabouts onto Mucklestone Road, turn right on Mucklestone Wood Lane and then right on Chestnut Road, left into Bracken Avenue where the property is in the left corner 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.

# Helping *you* move

Floor Plan

To Follow



## 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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