

67 Chestnut Road, Loggerheads, Market Drayton, Shropshire, TF9 4RA

FOLLWELLS



- Spacious Detached Family Home
- Practical Layout with Two Reception Rooms and Breakfast Kitchen
- Four Well Proportioned Bedrooms
- Double Width Driveway along with Detached Double Garage
- Fully Enclosed Rear Garden
- In Need of General Modernisation
- No Upward Chain

4  1  1 

Offers in Excess of

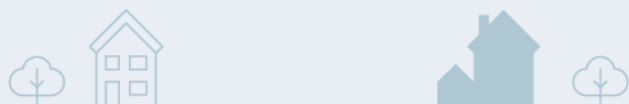
£275,000

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01782 615530





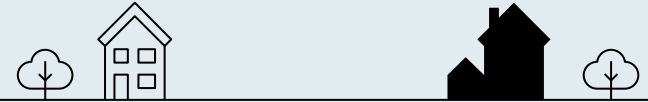
A spacious detached family home situated in a well established and popular residential location. The property has been well maintained over the years but is ready for some selective modernisation.

The house is entered via a central reception hall with stairs leading to the first floor and there is also a guest cloakroom/W.C. The main sitting room has aspects to both front and rear and measures over 6.5m (21') in length, with feature granite fireplace and being open into the dining area which in turn leads through to the kitchen and creating an excellent entertaining space. The breakfast kitchen is of a good size with fitted wall and base units incorporating Neff appliances including electric oven and grill, four ring gas hob with extractor hood above. A peninsular unit provides extensive work space, beyond which there is ample room for a table and chairs. Off the kitchen is a utility room with plumbing for appliances and door leading out to the rear garden.

To the first floor the landing provides loft access and airing cupboard, with access to all four bedrooms. The master bedroom has built-in wardrobes and an en suite with W.C and basin. Three further well proportioned bedrooms are served by the family bathroom.

Externally vehicular access is over a double width moulded concrete driveway providing parking for several vehicles. This in turn leads to a detached double garage with electric up and over door, power/light and access door to the side. At the front of the house is a lawned area with shrub borders, while the rear garden has been hard landscaped, with mature shrub borders and paved seating area adjacent to the house, timber garden shed and greenhouse.





The village of Loggerheads provides excellent local amenities including a Co-op Food Store, Post Office and Pub. There is a Primary School within the village and bus services leading to Newcastle and the Potteries as well as Market Drayton and Shrewsbury.

The property is offered with no upward chain.



## IMPORTANT INFORMATION

**All Mains Services Connected**

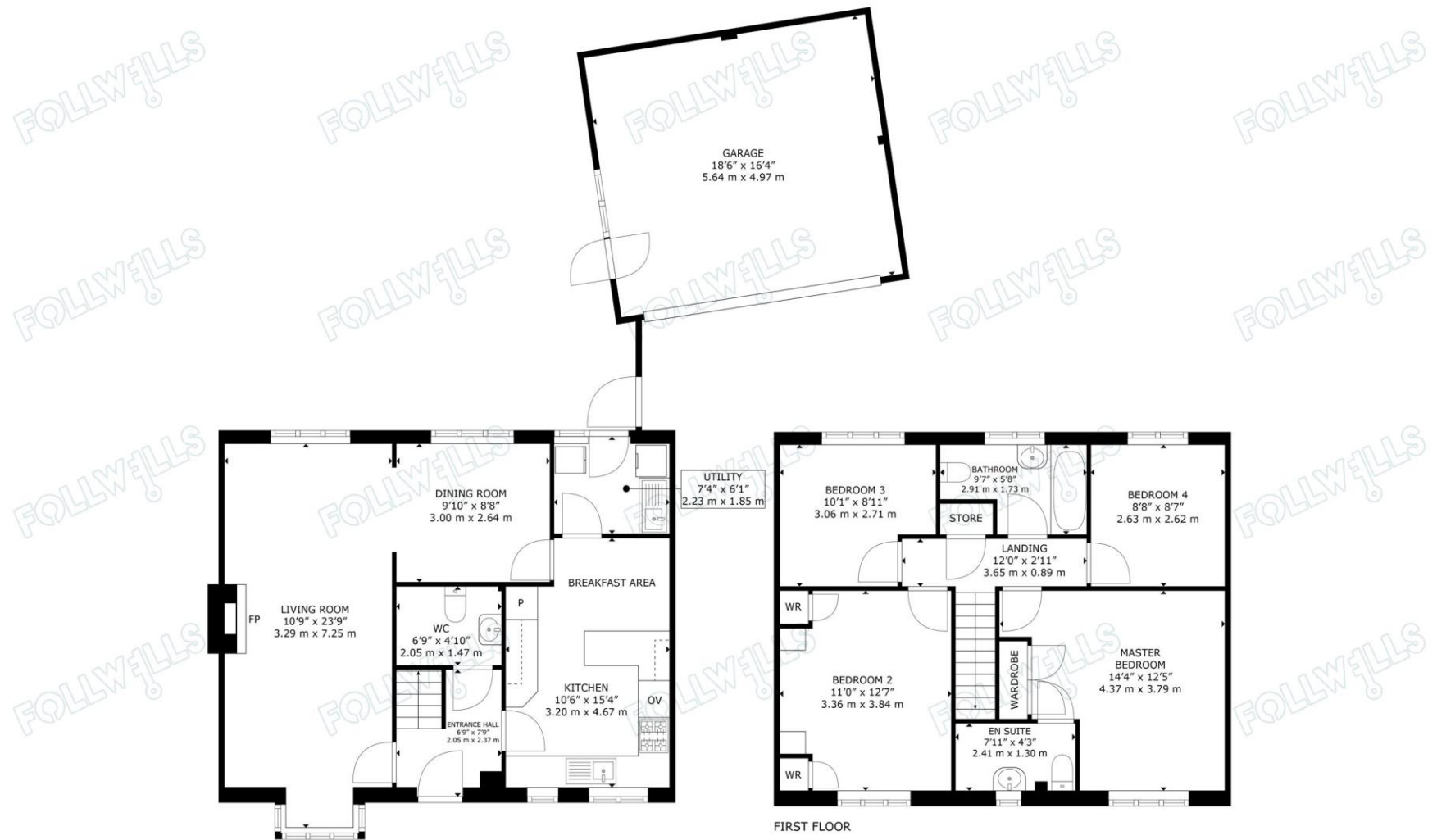
**Gas Central Heating**

**Tenure Freehold**

**Council Tax Band 'E'**

**EPC Rating 'C'**

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.



GROUND FLOOR

FIRST FLOOR



GROSS INTERNAL AREA  
 TOTAL: 144 m<sup>2</sup>/1,558 sq ft  
 GROUND FLOOR: 59 m<sup>2</sup>/637 sq ft, FIRST FLOOR: 58 m<sup>2</sup>/629 sq ft  
 EXCLUDED AREA : GARAGE : 27 m<sup>2</sup>/292 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

