

**FOR SALE****£395,000**

Plot 25, Walcott Forest Edge, Loggerheads,
Staffordshire, TF9 4BT

Bordering an ancient woodland, Forest Edge offers an attractive collection of two, three, four and five bedroom homes. It is ideally located in the village of Loggerheads, nestled in the stunning Staffordshire countryside. Forest Edge is the perfect setting for those looking for quiet countryside living that is commutable to several major work hubs.



FOR SALE



3 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s

- Close to amenities
- NHBC 10-year Buildmark warranty
- Desirable Location
- Generous kitchen/dining room
- Garage and driveway
- Total ft² - 1349

WALCOTT

The Walcott is a large four-bedroom home featuring a large hallway leading to the spacious living room, kitchen/dining room, study and WC. The home offers a free-flowing layout, perfect for families and entertaining.

The first floor includes four large bedrooms with a family bathroom and an en-suite in bedroom one.

Most of the Walcott house types include a single garage with a large driveway.

ACCOMMODATION COMPRISES

GROUND FLOOR

LIVING ROOM

15'5 x 12'5 (4.70m x 3.78m)

KITCHEN/DINING/FAMILY AREA

26'6 x 10'9 (8.08m x 3.28m)

STUDY

8'4 x 6'11 (2.54m x 2.11m)

UTILITY/W.C.

FIRST FLOOR

BEDROOM ONE

12'7 x 11'9 (3.84m x 3.58m)

ENSUITE

BEDROOM TWO

14'3 x 10'2 (4.34m x 3.10m)

BEDROOM THREE

13'4 x 9' (4.06m x 2.74m)

BEDROOM FOUR

10'10 x 9'2 (3.30m x 2.79m)

BATHROOM

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent. Halls Estate Agents Telford.

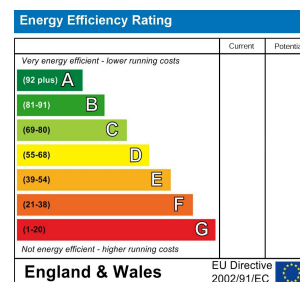
COUNCIL TAX - NEWCASTLE-UNDER-LYME

SERVICES - ALL

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01952 971800

Rural Professional Department

Halls Holdings Ltd, Halls Holding House, Bowmen Way,
Battlefield, Shrewsbury, Shropshire, SY4 3DR
Email: reception@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.