

## Rydal, 31 Milestone Road, Loggerheads, Market Drayton, Staffordshire, TF9 4FS



**Freehold £452,500**

A desirable home for a growing family. The four-bedroom Rydal offers spacious, adaptable accommodation. The large kitchen/dining room features double doors to the rear garden and the generous living room includes an inglenook fireplace with a log burner.

Bedroom one benefits from an en-suite shower. Bedroom one and two include fitted wardrobes. The home also includes a garage and large driveway.

As part of the classic collection the Rydal exudes a high finish with features such as Hotpoint integrated appliances, quartz worktops to the kitchen and much more. Please visit our sales centre for a full list to appreciate the properties high specification.

Part-exchange, Simply Move and tailored incentives to suit the buyer are available (deposit boost, mortgage subsidy, cash-back, etc), please speak to us to find out more !

Please note: the picture are of the Rydal Show Home.

ENTRANCE HALL



DOWNSTAIRS WC

LOUNGE 5.05m x 3.45m (16'7" x 11'4")





FITTED KITCHEN / DINING ROOM 8.51m x 3.38m (27'11" x 11'1")



UTILITY ROOM



**STUDY 2.69m x 2.62m (8'10" x 8'7")**



**FIRST FLOOR LANDING**



**BEDROOM ONE 5.31m x 3.23m (17'5" x 10'7")**



**EN-SUITE SHOWER ROOM**



**BEDROOM TWO 3.61m x 2.77m (11'10" x 9'1")**



**BEDROOM THREE 3.20m x 3.12m (10'6" x 10'3")**



**BEDROOM FOUR 3.48m x 2.39m (11'5" x 7'10")**



**FIRST FLOOR BATHROOM**



- EXTERNALLY**
- FORE GARDEN**
- REAR GARDEN**
- GARAGE**

## ABOUT SHROPSHIRE HOMES

For over 40 years, Shropshire Homes has operated to a simple philosophy – to provide quality homes of distinctive character in prime locations.



## THE DEVELOPMENT

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 and only 4.5 miles from the market town of Market Drayton, 13 miles from Stoke and 25 miles from Shrewsbury. Forest Edge is the perfect setting for those looking for quiet countryside living that is commutable to several major work hubs.



## LOCATION

Forest Edge is situated in Loggerheads, Staffordshire and conveniently located just an 8-minute drive from the market town of Market Drayton, the home of the original Gingerbread.

Loggerheads village features a local pub, just a 4-minute walk from Forest Edge, a small supermarket, a Post Office, butchers, a hair dressers and various other small businesses. The area also boasts an array of primary and secondary schools, rated Good by Ofsted.

Nearby in the local area, there are many farm shops, garden centres, restaurants and attractions. Hawkstone Follies, Trentham Estate and Eccleshall are just a short drive away.

There is a local bus route that goes to Shrewsbury, Hanley and Newcastle-under-Lyme, which are ideal for shopping.

## KEY FEATURES

- NHBC 10-year Buildmark warranty
- Mains gas central heating
- UPVC windows
- Ground floor cloakroom
- Choice of kitchen units with quartz or laminate worktops
- Oven, hob, integrated dishwasher and fridge freezer
- Contemporary white bathrooms
- Choice of wall and floor Porcelanosa tiles
- Electric vehicle charging point
- Turf laid to front garden
- Fibre ready (FTTP)

## COUNCIL TAX

New build property rates not available yet. When rates have been set they will be payable to Newcastle under Lyme Borough Council.



## **Looking To Sell Your Home?**

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## **MORTGAGE**

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## **NOTE**

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **SERVICES**

Main services of gas, electricity, water and drainage are connected.

## **VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.





Energy Efficiency Rating



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

#### HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

