



£480,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: TBC

Loggerheads Market Drayton

Landmark Close Loggerheads
Market Drayton Shropshire

Call us for a viewing appointment on 01630 658888 to come and see what this exciting BRAND NEW DEVELOPMENT offers. For over 40 years Shropshire Homes has operated to a simple philosophy - to provide quality homes of distinctive character in prime locations. 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. Bedrooms 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. Show Home with leaseback option, please ask for details.



- Show Home Four Bedroom Detached House
- Living Room & Dining Kitchen
- Hotpoint Oven, Hob, Integrated Dishwasher & Fridge Freezer
- Contemporary White First Floor Bathroom
- Lawned Gardens, Drive, Garage & Electric Car Charging Point
- NHBC 10 Year Buildmark Warranty

You can reach us 9am to 9pm, 7 days a week

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

01630 658888

hellomarketdrayton@dourishandday.co.uk



About 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.



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Agents Notes

Images and descriptions used in this marketing are not specifically representative of the property being sold and indicative of similar Shropshire Homes on the development. All buyers are advised to make arrangements to view the specific property being sold to ascertain the internal finish. Room sizes are taken to the widest point in each room wall to wall and built to the specification with potential of minor discrepancies. The floor plans are for guidance only and may be subject to change.

Entrance Hallway

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

Study 8' 10" x 8' 7" (2.69m x 2.61m)

Kitchen & Dining Area 27' 11" x 11' 1" (8.50m x 3.38m)

First Floor Landing

Bedroom One 17' 5" x 10' 7" (5.30m x 3.22m)

En-Suite (Bedroom One)

Bedroom Two 11' 10" x 9' 1" (3.60m x 2.77m)

Bedroom Three 10' 6" x 10' 3" (3.20m x 3.12m)

Bedroom Four 11' 5" x 7' 10" (3.48m x 2.39m)

Bathroom

Garage

PURCHASE THE SHOW HOME AT FOREST EDGE

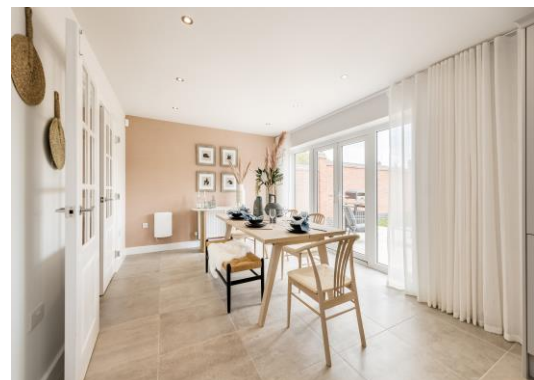
Purchase Price: £480,000

Monthly Rental: £2,150

WHAT'S INCLUDED

- All furniture, fittings, floor coverings, curtains / blinds, light fittings and wall decoration
- All utility bills, Council Tax and Estate Management fees paid for rental period
- Minimum of 6 months' rental, then rolling monthly contract

Please ask Sales Executive for more details.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	84	85
	EU Directive 2002/91/EC	
	www.epc4u.com	



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