



£395,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: TBC

Loggerheads Market Drayton

Milestone Road Loggerheads
Market Drayton Shropshire



The Walcott is a large four-bedroom home featuring a large hallway leading to the spacious living room, kitchen diner, study and WC. The home offers a free flowing layout, perfect for families and entertaining. The first floor includes four large double bedrooms with a family bathroom and an en-suite in bedroom one.

The Walcott house type includes a single garage with a large driveway. Plot 14 benefits from being a corner plot and having a west facing garden, perfect for those sunny afternoons and evenings. Please note the images used are of the same house type but a different plot. For over 40 years Shropshire Homes has operated to a simple philosophy - to provide quality homes of distinctive character in prime locations.

- NHBC 10 Year Buildmark Warranty
- Oven, Hob, Integrated Dishwasher & Fridge Freezer
- Electric Vehicle Charging Point
- Choice Of Kitchen Units With Quartz Or Laminate Worktops
- Choice Of Wall & Floor Porcelanosa tiles
-

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

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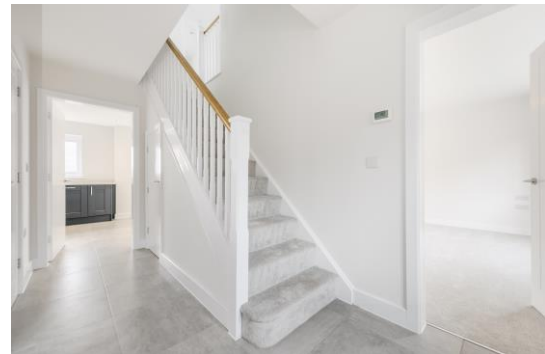


About The Development

Bordering on ancient woodland, Forest Edge offers an attractive collection two, three, four and five bedroom homes. It is ideally located in the village of Loggerhead, nestled in the stunning Staffordshire countryside and only 4.5 miles from the market town of Market Drayton, 13 miles from from Stoke and 25 miles from Shrewsbury. Forest Edge is 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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Entrance Hallway

Kitchen/Dining Room 26' 6" x 10' 9" (8.07m x 3.27m)

Living Room 15' 5" x 12' 5" (4.70m x 3.78m)

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

Bedroom One 12' 7" x 11' 9" (3.83m x 3.58m)

En-suite (Bedroom One)

Bedroom Two 14' 3" x 10' 2" (4.34m x 3.10m)

Bedroom Three 13' 4" x 9' 0" (4.06m x 2.74m)

Bedroom Four 10' 10" x 9' 2" (3.30m x 2.79m)

Bathroom

Outside Rear

Outside Front

Garage

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.

ID Checks

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower rating costs</small> <small>(92+)</small>			
A			
B			
C			
D			
E			
F			
G			
<small>Not energy efficient - higher running costs</small> <small>(35-38)</small>			
<small>England & Wales</small>		85	86
<small>EU Directive 2002/91/EC</small>			
<small>www.epcral.com</small>			



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