



Offers Over £275,000

🔑 TENURE: Freehold

☰ EPC RATING: E

£ COUNCIL TAX BAND: D

## Loggerheads Market Drayton

Queen Margarets Road Loggerheads  
Market Drayton Shropshire



***If you are searching for your new palace then head over to Queen Margarets Road and view this detached family home which is available with NO CHAIN.***

Occupying an elevated position with far reaching views from the rear facing rooms and set within lawned gardens. Comprising entrance hallway, lounge with archway to the dining room which have patio doors to the rear garden, fitted kitchen and separate utility with door to the attached garage. To the first floor there are three bedrooms and family bathroom.

- Three Bedroom Detached House
- Two Reception Rooms & Fitted Kitchen
- First Floor Bathroom
- Southerly Facing Rear Garden
- Lawned Gardens, Driveway & Garage
- No Chain

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





## Entrance Hallway

Half glass double glazed door and side panel, stairs to the first floor and radiator.

## Living Room 14' 0" x 15' 2" (4.27m x 4.62m)

Period style fire surround with marble inset and hearth and coal effect gas fire. Engineered wood flooring which continues into the dining room, radiator and archway to the dining room.

## Dining Room 8' 10" x 8' 4" (2.7m x 2.55m)

Double glazed patio doors to the rear.

## Kitchen 8' 10" x 16' 9" (2.68m x 5.1m)

Fitted with a range of base and wall units, work surfaces to three sides and inset stainless steel sink unit, drainer and mixer tap. Spaces for a washing machine and cooker with fitted cooker hood over. Under stair store cupboard, radiator and half glass double glazed door to the rear. Tiling to the floor which continues into the utility.



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**Utility** 6' 3" x 7' 1" (1.91m x 2.15m)

Having spaces for appliances, double glazed window to the front and door to the garage.

**Landing**

Double glazed window to the side.

**Bedroom One** 13' 1" x 9' 10" (3.98m x 3.0m)

Airing cupboard, radiator and double glazed window to the front.

**Bedroom Two** 10' 0" x 10' 2" (3.04m x 3.1m)

Radiator and double glazed window to the rear.

**Bedroom Three** 9' 9" x 8' 2" (2.97m x 2.5m)

Over stair store cupboard, radiator and double glazed window to the front.

**Bathroom** 5' 6" x 7' 9" (1.68m x 2.35m)

Fitted with a white suite comprising low level WC, pedestal wash basin and panel bath with electric shower over. Part tiling to the walls and to ceiling over the bath area. Radiator and double glazed window to the rear.

**Outside Front**

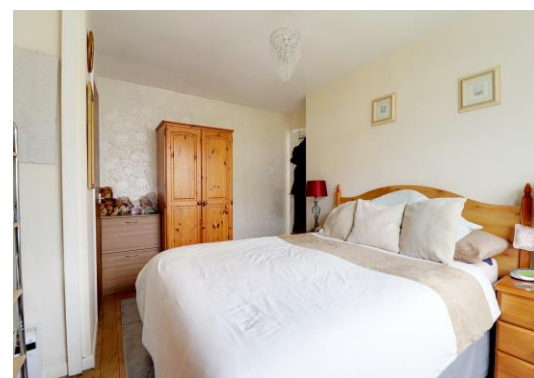
The home has a lawned front garden with established shrubs to the borders and driveway to the garage.

**Attached Garage** 16' 3" x 9' 0" (4.96m x 2.75m)

Having up and over door, power, lighting and double glazed window to the rear.

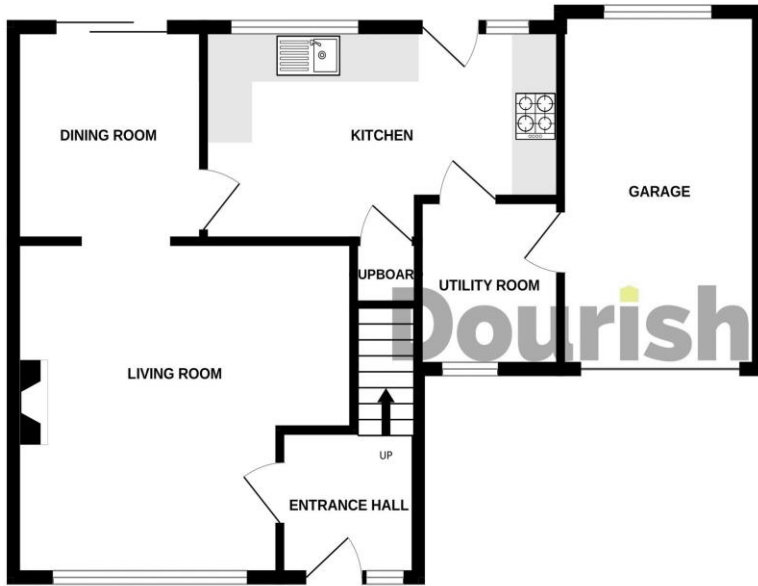
**Outside Rear**

Paved patio leading onto a lawned garden with established shrubs and bushes with conifer hedge to the rear boundary.

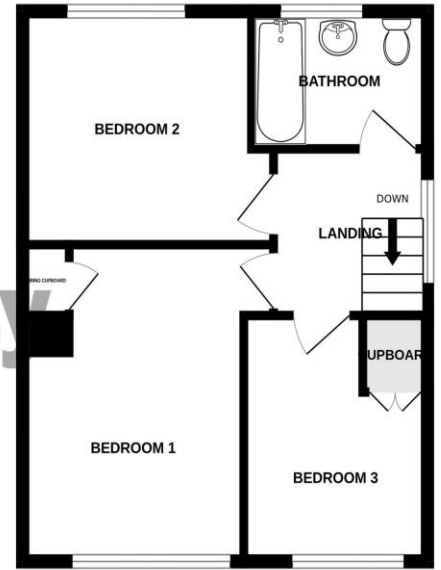




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 54 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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