



Helping *you* move



9 Broom Hollow, Loggerheads, TF9 4NT

A spacious, nicely presented Four Bedroom Detached House with a generous Dining Lounge and Conservatory, Principal Bedroom with En Suite, a Double Garage and well-maintained Gardens.

Offers in the Region of

£450,000

Overview

- Four Bedroom Detached House on a Generous Corner Plot
- Highly Popular Residential Area
- Entrance Porch, Hall, Breakfast Kitchen & Utility, Dining Lounge with Patio Doors to Conservatory
- Principal Bedroom with En Suite, Three Further Bedrooms, Bathroom
- Well Maintained, Mature Rear Garden
- Double Garage, Driveway Parking
- Council Tax Band - E, Energy Rating - C



Brief Description

The Porch which opens into the Entrance Hall, with access to the Guest WC. To the right, the spacious Dining Lounge has patio doors that lead through to the Conservatory. The Breakfast Kitchen is fitted with a good range of traditional-style units and incorporates an integrated double oven, hob with extractor hood above, and fridge freezer and a door leads through to the Utility Room.

The Principal Bedroom features an excellent range of fitted wardrobes and drawers, together with the added luxury of an En Suite Shower Room. Bedroom Two also enjoys extensive fitted wardrobes, while Bedroom Three includes a built-in double wardrobe. Bedroom Four is a well-proportioned single room, and the family Bathroom has a bath with shower over.

Externally, the property benefits from an integrated Double Garage with electric doors and a Driveway providing off-road parking for a further two to three vehicles. To the rear, the well-maintained mature Garden has a paved patio with steps up to a large patio and gravel garden.

Location

Loggerheads is a popular village on the Shropshire/Staffordshire border, creating a unique blend of countryside living with great access to local towns such as Market Drayton, Nantwich and Newcastle-under-Lyme.

Loggerheads has a Co-Op Supermarket, Primary School, Post Office, Library, Hairdressers, Pub, Café, Take Aways – and in the neighbouring village of Ashley there is a Doctors' Surgery and popular Village Pub.



Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that all mains services and gas central heating services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Newcastle under Lyme Borough Council

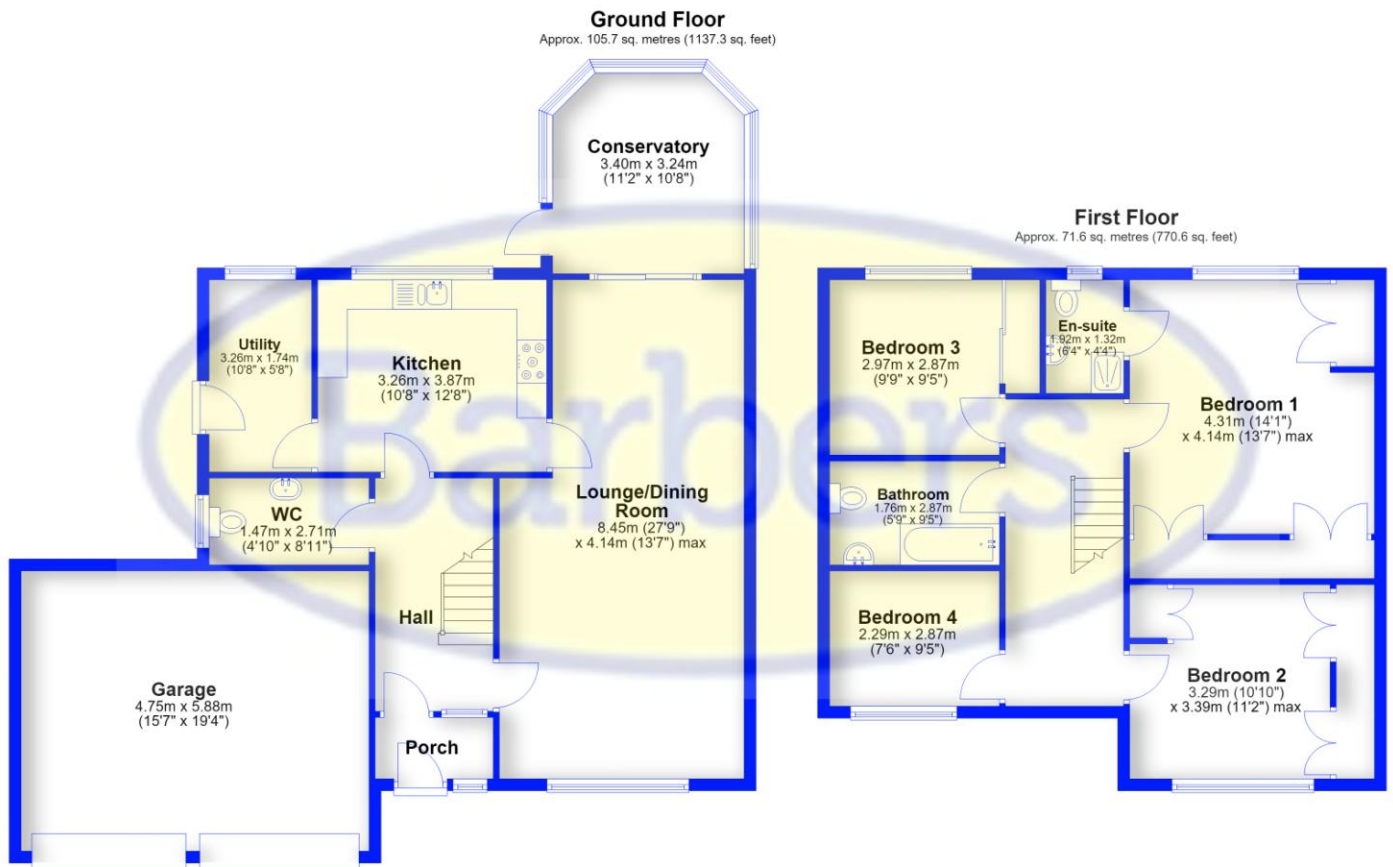
TENURE: We are advised that the property is Freehold



DIRECTIONS: From Market Drayton take the A53 to Loggerheads and turn left at the mini roundabouts onto Mucklestone Road. Turn right on Mucklestone Wood Lane and then right on Chestnut Road and first left on Broom Hollow where the property can be identified by our For Sale sign.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and



Total area: approx. 177.3 sq. metres (1908.0 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



Selling your home?

If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal**. Our dedicated and friendly team will assist you 6 days a week. **Get in touch today! Tel: 01630 653641**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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