



Helping *you* move



## 10 Avon Grove, Loggerheads, TF9 4EA

This Two Bedroom Detached Bungalow impresses at every turn! Recently updated throughout, including a new Kitchen and under-floor heating, with a large Conservatory, landscaped Gardens, Garden Kitchen and Off Road Parking.

Offers In Region Of  
**£340,000**

## Overview

- Beautifully Presented Two Bedroom Detached Bungalow
- Recently Updated Throughout
- New Kitchen, impressive Living/Dining Room with Log Burner
- Two Double Bedrooms, Bathroom
- Light and Spacious Garden Room
- Enclosed Timber Outside Kitchen/Entertaining Space
- Landscaped Gardens, Timber Outdoor Kitchen, Driveway Parking
- Council Tax Band D
- Energy Rating - D



## Brief Description

The front door leads through to the new Kitchen which has an excellent range of units, with integrated washing machine, single oven with hob and extractor fan over and space for an American-style fridge freezer. The striking tile flooring runs through to the Dining Lounge creating a really lovely flow to the living accommodation - and there's underfloor heating to most rooms adding to the sense of warmth and welcome.

There are two good-size double bedrooms, with one being presented as a dressing room with fitted wardrobes to two walls and a matching dressing table. The bathroom has a bath with shower over, and there are two storage cupboards and loft access to the inner hall. Completing the accommodation is the Garden Room with French doors to the garden.

The quality continues into the rear garden where there's a timber outdoor kitchen/entertaining space with gardener's loo, raised beds with mature trees and shrubs and a further patio entertaining space.

## 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.



Your **Local** Property Experts

01630 653641



## 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](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services and gas central heating 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:** Shropshire Council  
Tel: 0345 678 9002

**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



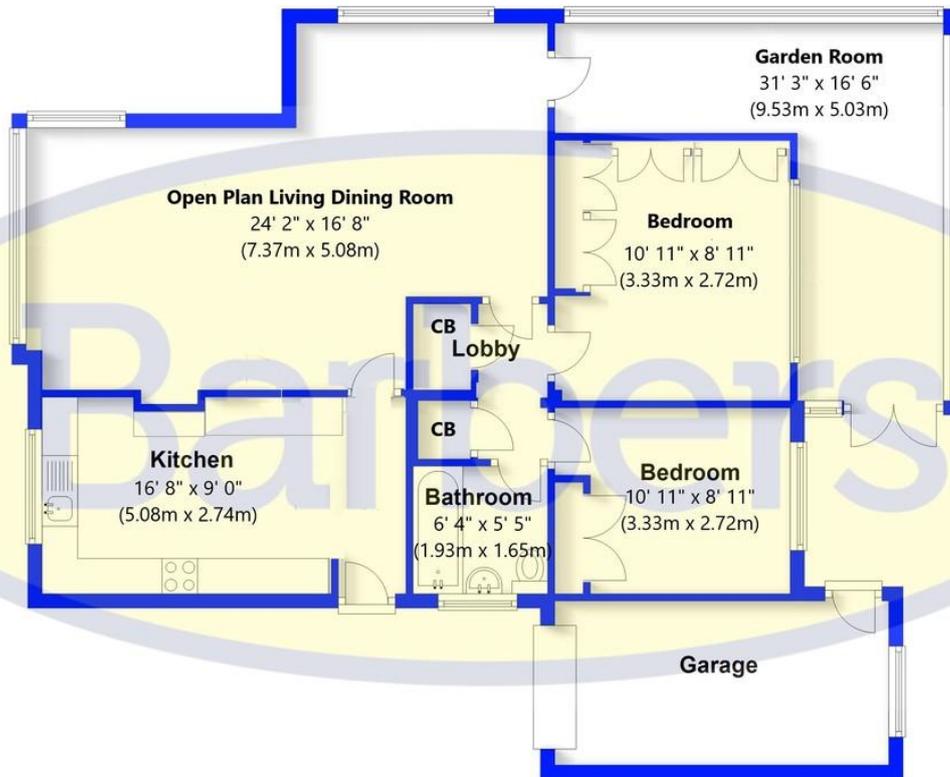
**DIRECTIONS:** From Market Drayton take the A53 to Loggerheads and turn left at the mini-roundabouts on Mucklestone Road, fifth right on Mucklestone Wood Lane and then fifth right for Derwent Drive. Bear left on Avon Grove where the property is on your right.

**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 monitoring which might be required.

## Ground Floor

Approx. 102.9 sq. metres (1107.8 sq. feet)



Total area: approx. 102.9 sq. metres (1107.8 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only 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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