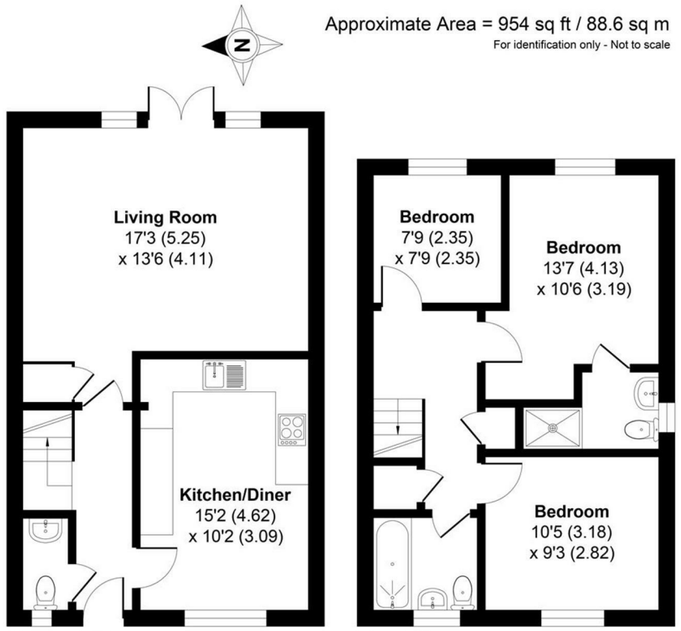
FOR SALE

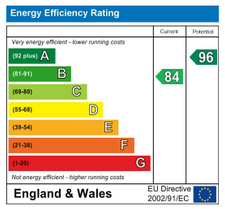
46 Leighton View, Loggerheads, Market Drayton, Shropshire, TF9 4FH



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgb.com

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FOR SALE

Offers in the region of £265,000

46 Leighton View, Loggerheads, Market Drayton, Shropshire, TF9 4FH

Well presented three-bedroom semi-detached home set on a popular development on the edge of Loggerheads village. Featuring lounge with bi-fold doors to a landscaped rear garden, a modern dining kitchen with integrated appliances, principal bedroom with en suite, driveway parking for two vehicles, and a low-maintenance garden ideal for entertaining. A fantastic home in a sought-after location.



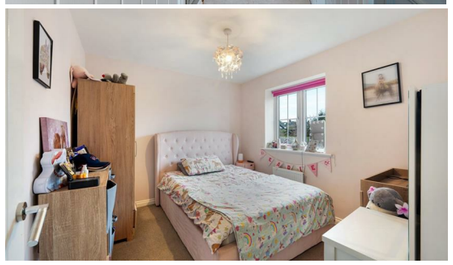




FOR SALE

1 Reception Room/s | 3 Bedroom/s | 2 Bath/Shower Room/s











- **Edge of Village Location**
- **Ground Floor Cloakroom**
- **En-Suite to Main Bedroom**
- **Two Vehicle Driveway**
- **EPC Rated B**
- **Close to Amenities**

DESCRIPTION
A well-presented three-bedroom semi-detached home, tucked away on this highly sought-after residential development on the edge of Loggerheads village — a lovely setting that combines community living with easy access to the surrounding countryside.

To the front, the property offers driveway parking for two vehicles before you step inside into a welcoming hallway, with stairs rising to the first floor and access to a convenient guest WC.

To the left, the modern dining kitchen is both stylish and practical, fitted with sleek white flat-fronted units and a full range of integrated appliances, including a fridge freezer, dishwasher, microwave, oven, hob with extractor, and space for a washing machine — ideal for everyday living and entertaining alike.

The lounge is a spacious room, filled with natural light. Bi-folding doors open directly onto the rear garden, creating a seamless indoor-outdoor flow that's perfect for relaxing, hosting friends, or enjoying family time.

Upstairs, the bedrooms are arranged around a light-filled gallery landing, which also provides access to the airing cupboard and loft. The principal bedroom is a comfortable double with space for a large wardrobe and its own en suite shower room. Bedroom Two is another generous double, while Bedroom Three is a well-proportioned single room, currently used as a home office but easily adaptable to suit your needs. The accommodation is completed by the main bathroom, fitted with a shower over the bath, WC, and wash hand basin.

Outside, the landscaped rear garden has been designed with low maintenance in mind and offers a fantastic space for entertaining. Featuring a sunny patio with pergola — perfect for evening relaxation — along with an artificial lawn and a large garden shed, it's a space that's ready to enjoy from day one.

LOCATION
Set on the edge of the popular village of Loggerheads, the property enjoys a peaceful residential setting while remaining within easy reach of everyday amenities, local schools, and countryside walks. The village offers a friendly community feel along with shops, pubs, and services, while excellent road links provide convenient access to nearby towns and commuter routes. An ideal location for those seeking a balance of village life and modern convenience.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

KITCHEN/DINER
15'2 x 10'2

LOUNGE
17'3 x 13'6

FIRST FLOOR

BEDROOM ONE
13'7 x 10'6

EN-SUITE

BEDROOM TWO
10'5 x 9'5

BEDROOM THREE
7'9 x 7'9

BATHROOM

LOCAL AUTHORITY
Newcastle-under-Lyme District Council

COUNCIL TAX BAND
Council Tax Band - C

TENURE AND POSSESSION
The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

VIEWING ARRANGEMENTS
By appointment with Halls the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.