



Helping *you* move



71 Chestnut Road, Loggerheads,  
Market Drayton, Shropshire, TF9 4RA

OFFERED WITH NO UPWARD CHAIN - A Four Bedroom  
Detached House with Large Driveway in Popular Village  
Location.

Offers In Region Of  
**£395,000**

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## Overview

- Four Bedroom Detached House
- Set on a Generous Plot
- In Popular Village Location
- Open Plan Lounge/Dining Room
- Generous Kitchen with Utility Area
- Conservatory, Detached Double Garage
- Family Bathroom, En-Suite, Large Driveway
- Generous Rear Garden, Patio
- Council Tax Band – E
- Energy Rating - C



## Brief Description

Being Offered with No Upward Chain, this four-bedroom detached house is set on a good-sized plot and has plenty of driveway parking. Also situated in the popular village of Loggerheads, this perfect family home is ready and waiting for the next lucky owner. You enter in to the hallway which leads into an L-shaped open plan lounge with a lovely feature fireplace and dining area with French doors leading onto the rear patio, there is a generous kitchen with utility area, conservatory and a downstairs w/c. Onto the first floor you will find four bedrooms - the principle benefiting from an en-suite shower room and three of the bedrooms double in size. The fourth bedroom is currently used as a dressing room, and the wardrobes and dressing table are all included. Lastley, the impressive contemporary family bathroom has a luxurious free-standing bath and separate shower.

## 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

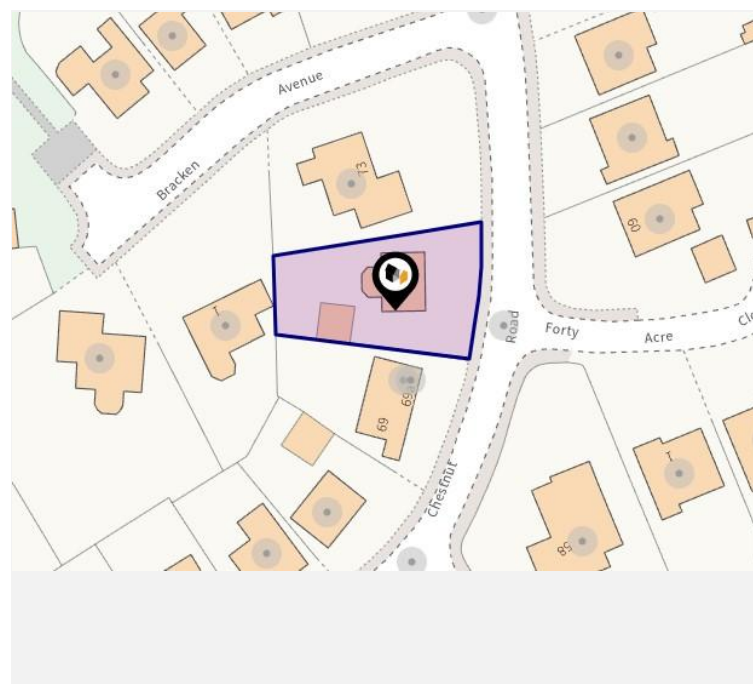
01630 653641



**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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

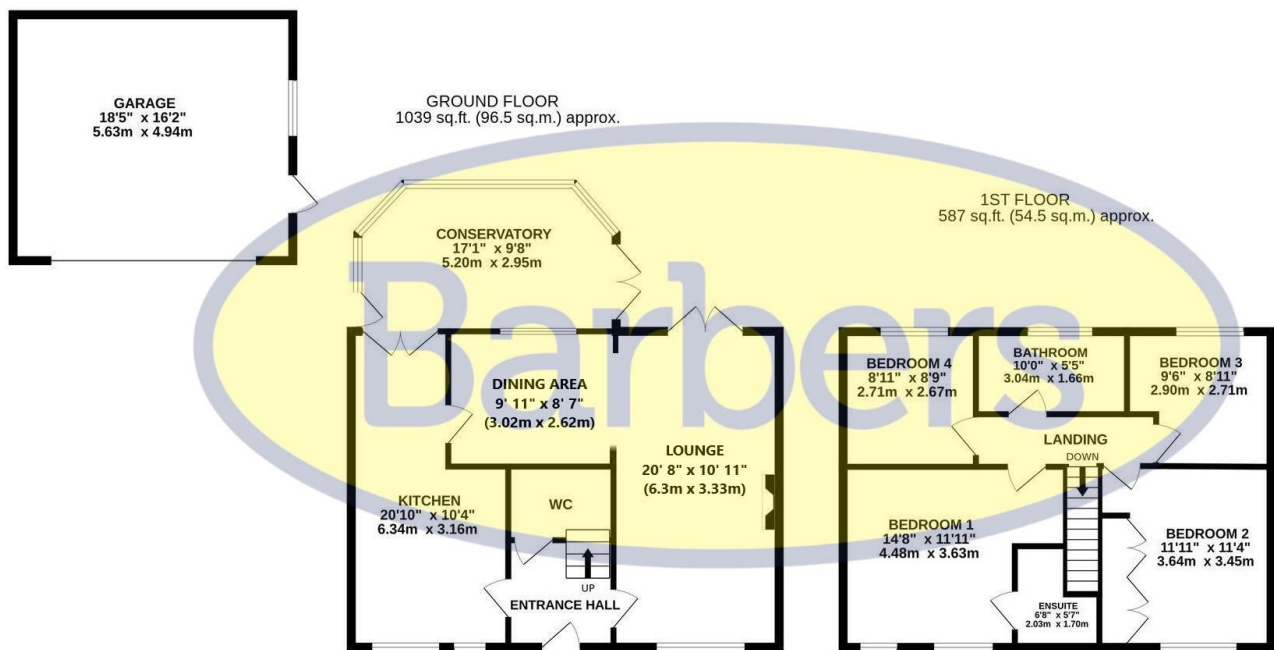
**LOCAL AUTHORITY:** Newcastle Borough Council Lyme, Staffordshire



**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, where you will find the property on the left-hand side which can be identified by our for-sale board.

**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.



TOTAL FLOOR AREA : 1626 sq.ft. (151.1 sq.m.) approx.

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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**S**  
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**

**BARBERS ESTATE AGENTS: Tower House, Maer Lane, Market Drayton, Shropshire TF9 3SH**  
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**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.