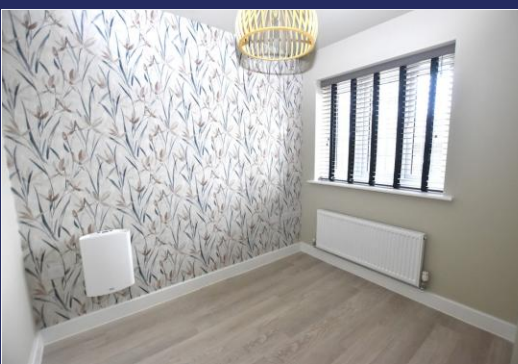




Helping *you* move



1 Landmark Close, Loggerheads, TF9 4FR
Offered with No Upward Chain is this beautifully presented *New Build* former Show Home, Four Bedroom Detached House with light and spacious Living Accommodation, Principal Bedroom with En Suite, Garage and enclosed rear Garden.

Asking Price Of
£425,000

1 Landmark Close Loggerheads, TF9 4FR

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Overview

- Beautifully Presented Four Bedroom Detached House
- New Build, No Upward Chain
- Entrance Hall, Guest WC, Home Office, Lounge with Inglenook Fireplace
- Light and Spacious Dining Kitchen with French Doors, Utility
- Principal Bedroom with En Suite, stylish Bathroom
- Enclosed Garden, Garage, EV Charger, Driveway Parking
- Council Tax Band - TBC
- EPC Rating - B



Brief Description

A bright hallway leads to a home office, guest WC and a spacious lounge featuring a box bay window and a gas log-burner set within an inglenook fireplace. Double doors open into the stylish open-plan dining kitchen, complete with Shaker-style units, quartz worktops, integrated appliances and French doors to the private garden, with a separate utility room providing additional practicality.

Upstairs, the principal bedroom includes fitted wardrobes and a modern en-suite, while the second bedroom also benefits from built-in storage. Two further bedrooms and a family bathroom with shower-over-bath complete the accommodation.

Externally, the property features a private garage, EV charger, generous driveway and a fully enclosed rear garden with patio. Viewing is highly recommended to appreciate the quality and space this lovely home offers.

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

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: Newcastle Borough Council Tel: 01782 717717

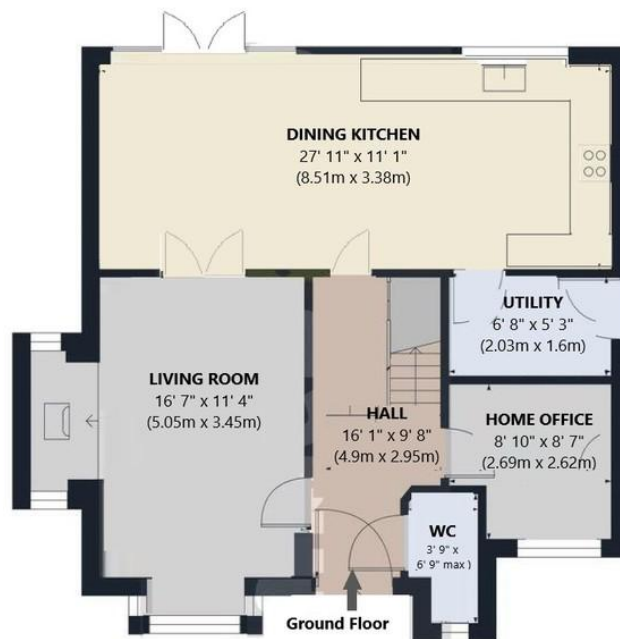
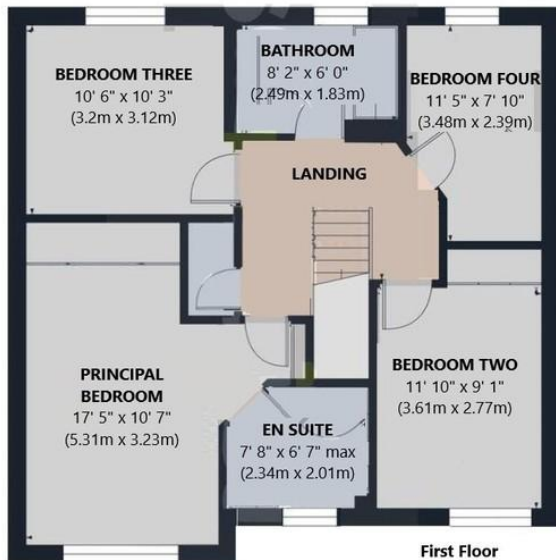
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From Market Drayton take the A53 to Loggerheads and just after Ben's Eggs on the left turn right onto Landmark Close, and then the property is on your right with the old oak tree to the front, and 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 monitoring which might be required.



This Floor Plan is Not to Scale
Please use as a Guideline to Layout Only
All Measurements and Placement of Fixtures and Fittings are approximate
Approx. total area
1451 ft² 134.8 m²



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.

BARBERS ESTATE AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

