

# Barbers

Helping *you* move



## 2 Rose Mill, Loggerheads, TF9 4JP

A Three Bedroom semi-Detached House on a quiet cul-de-sac in the popular village of Loggerheads, with Lounge, Dining Kitchen, terraced rear Garden and Detached Garage.

Offers In Region Of  
**£240,000**

### Overview

- Three Bedroom Semi-Detached House with Pretty Rear Garden
- Corner Plot on a Quite Cul-De-Sac
- Entrance Hall, Guest WC, Spacious Lounge
- Dining Kitchen with Patio Doors to the Garden
- Two Double and One Single Bedrooms, Bathroom
- Terraced Rear Garden with Patio Area, Detached Garage, Driveway Parking
- Council Tax Band - C, Energy Rating - D



### Brief Description

To the front of the property is a lawned Garden with a Driveway and Detached Garage giving you Parking for 2-3 vehicles. The front door opens to the Hallway with stairs to the first floor and access to the Guest WC. To your right is the generous Lounge with a bay window and feature fireplace housing a gas fire, and an archway leads through to the Dining Kitchen which has sliding patio doors to the Garden and an excellent range of units with an integrated double oven with hob and extractor fan over, integrated fridge freezer and space for your washing machine.

To the first floor and Bedroom One has a good range of mirrored fitted wardrobes with coordinating drawers, and Bedroom Two has two double fitted wardrobes. Bedroom Three is currently presented as a Dressing Room and completing the accommodation is the Bathroom with an electric shower over the bath.

The rear Garden is nicely landscaped with a patio and steps lead up to the main lawned area with mature trees and shrubs, garden shed and a green house.

### 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](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:** Newcastle Borough Council

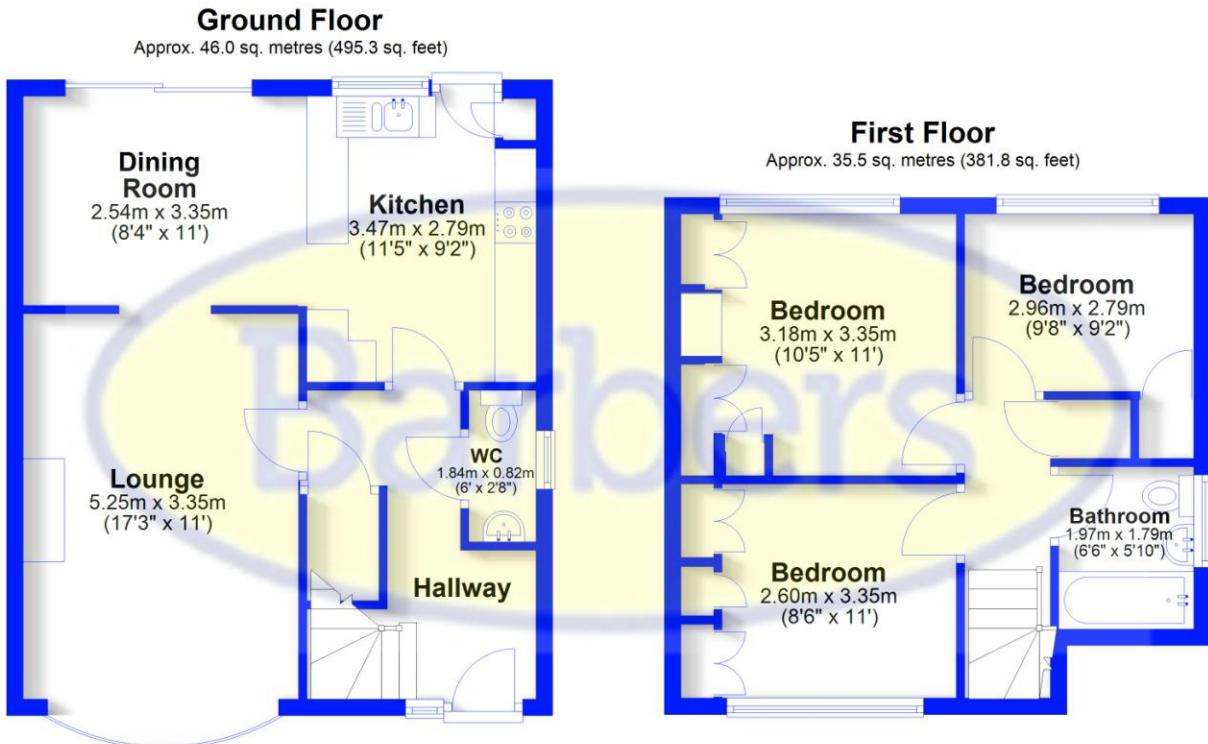
**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



**DIRECTIONS:** From Market Drayton take the A53 to Loggerheads. At the mini-roundabouts turn left and then first right on Chestnut Road and Rose Mill is the fourth turning on your right and 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 monitoring which might be required.



Total area: approx. 81.5 sq. metres (877.1 sq. feet)

Plan produced by [www.firstpropertyservices.co.uk](http://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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