



Helping *you* move



4 Briar Gardens, Loggerheads, TF9 4FJ

Tucked away on an exclusive cul-de-sac to the edge of Loggerheads Village is this beautifully presented, light and spacious Four Bedroom Detached House with an Open Plan Dining Kitchen, Lounge, Study, Garden and Double Garage.

Offers In Region Of
£450,000

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Overview

- Beautifully Presented, Double Fronted Four Bedroom Detached House in a Highly Popular Edge of Village Location
- Entrance Hall, Guest WC, Study & Lounge
- Open Plan Dining Kitchen, Utility
- Principal Bedroom with En Suite
- Three Further Double Bedrooms, Bathroom
- Rear Garden, Detached Double Garage, EV Charger
- Council Tax Band - E, Energy Rating - B



Brief Description

The welcoming Hallway has stairs to the first floor, access to the Guest WC and, to your right, is the Study and to your left is the Lounge which also has a bay window and a smart media wall with a feature electric fire. The Open Plan Dining Kitchen has a smart Shaker-style units with integrated fridge freezer, dishwasher, double oven and microwave, a peninsular breakfast with hob and extractor fan over, and French doors to the rear Garden, and the Utility.

The Principal Bedroom has an En Suite Shower Room, and there are three further Double Bedrooms - one of which is presented as a Home Office. Completing the accommodation is the smart Family Bathroom with both a bath and separate shower.

To the rear of the property is a terraced Garden with a large Patio and steps down to two lawned areas enclosed by mature trees and shrubs, and there's a Double Garage with light and power, and an EV Charging point.

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



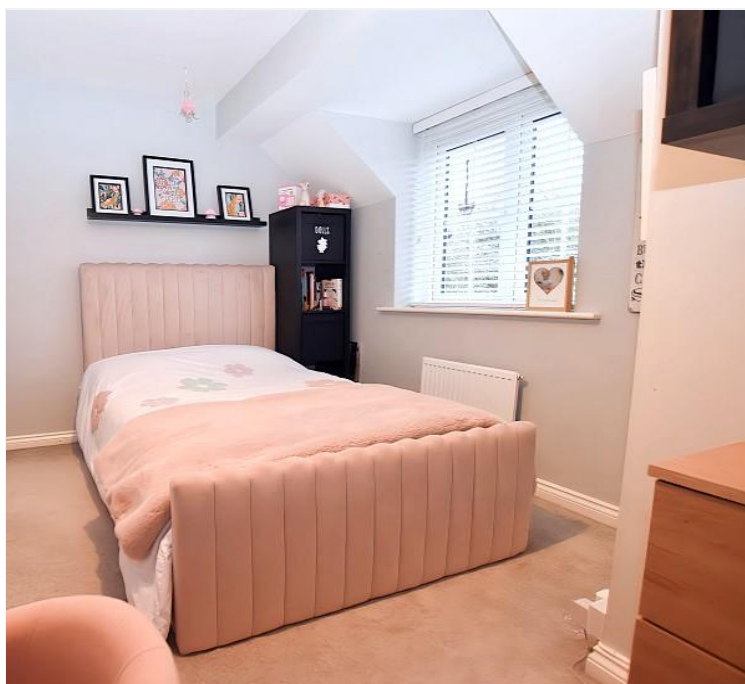
Useful Information

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 are available with gas central heating. 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 turn left at the mini-roundabouts onto Mucklestone Lane. Take the fifth left turn on Briar Gardens and the property is at the end of this small cul-de-sac 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.

Barbers



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,
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