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Barbers





Features

- Five Bedroom Detached House
- Extended Double Garage with Workshop, Landscaped Rear Garden
- Dining Kitchen & Utility, spacious Lounge, Dining Room and Breakfast Kitchen
- Principal Bedroom with En Suite
- Highly Popular Residential Area

Property Overview

A beautifully presented and wonderfully light Five-Bedroom Detached Home offering generous proportions, modern finishes and an effortless flow throughout.

From the moment you step into the welcoming Entrance Hall, the sense of space is immediate, leading to a guest

WC and a modern Dining Kitchen complete with breakfast bar and integrated dishwasher. A separate Utility Room provides practical access to the extended Double Garage, which incorporates a large, modern Workshop ideal for hobbies or storage – and could be an excellent space for working from home.

The ground floor continues with a separate Dining Room and a generous dual-aspect Living Room where natural light pours through wide windows and French doors opening onto the garden.

Upstairs, the Principal Bedroom enjoys its own En Suite Wet Room, accompanied by four further



Bedrooms - one currently arranged as a TV Room and another as a dedicated Home Office -along with a well-appointed family Bathroom.

Outside, the rear Garden has been thoughtfully landscaped to create an excellent entertaining space. With lighting, power points, striking topiary, water features, a lawn, two paved patio areas and a large timber shed with light and power.

We highly recommend you view this lovely property to appreciate the space and quality it offers - so please call the team at our Market Drayton office to arrange your appointment.

Directions: From Market Drayton take the A53 to Loggerheads and at the mini roundabouts turn left on Mucklestone Road, then right on Mucklestone Wood Lane, left on Chestnut Road and then right onto Broom Hollow where the property is on your right and can be identified by our For Sale sign.





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.

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/>



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USEFUL INFORMATION:

COUNCIL TAX BAND: E - Newcastle Borough Council

ENERGY RATING: - C - The full Energy Performance Certificate (EPC) is available for you to download by clicking the link on this listing or by using the postcode to search at:

www.gov.uk/find-energy-certificate

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

METHOD OF SALE: For Sale by Private Treaty.

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 fee will need to be paid by you, directly to MoveButler, ahead of us issuing a memorandum of sale, and is non-refundable.

BARBERS COPYRIGHT: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market this property. These should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives to promote the sale of the property or the Company.

SELLING YOUR PROPERTY? Please call us on 01630 653641 to arrange a Free, No Obligation property appraisal



This Floor Plan is Not to Scale
Please use as a Guideline to Layout Only
All measurements and the placement of fixtures and fittings are approximate

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 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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