



FOR SALE

£432,500

31 Milestone Road, Loggerheads, Market Drayton, TF9 4FS

Bordering an ancient woodland, Forest Edge offers an attractive collection of two, three, four and five bedroom homes. It is ideally located in the village of Loggerheads, nestled in the stunning Staffordshire countryside. Forest Edge is the perfect setting for those looking for quiet countryside living that is commutable to several major work hubs.





3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Garage and large driveway
- Generous kitchen/dining room
- Close to amenities
- NHBC 10-year Buildmark warranty
- Total ft² - 1555
- Desirable Location

## RYDAL

A desirable home for a growing family. The four-bedroom Rydal offers spacious, adaptable accommodation. The large kitchen/dining room features double doors to the rear garden and the generous living room includes an inglenook fireplace with a log burner.

Bedroom one benefits from an en-suite shower. Bedroom one and two include fitted wardrobes.

The home also includes a garage and large driveway.

As part of the Classic Collection the Rydal exudes a high finish with features such as Hotpoint integrated appliances, quartz worktops to the kitchen and much more. Please visit our sales centre for a full list to appreciate the property's high specification.

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### LOUNGE

16'7 x 11'4 (5.05m x 3.45m)

### KITCHEN/DINING/FAMILY AREA

27'11 x 11'1 (8.51m x 3.38m)

### STUDY

8'10 x 8'7 (2.69m x 2.62m)

### UTILITY

### W.C.

### FIRST FLOOR

#### BEDROOM ONE

17'5 x 10'7 (5.31m x 3.23m)

#### ENSUITE

#### BEDROOM TWO

11'10 x 9'1 (3.61m x 2.77m)

#### BEDROOM THREE

10'6 x 10'3 (3.20m x 3.12m)

#### BEDROOM FOUR

11'5 x 7'10 (3.48m x 2.39m)

### BATHROOM

### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent. Halls Estate Agents Telford.

### COUNCIL TAX - NEWCASTLE-UNDER-LYME

### SERVICES - ALL

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

## Energy Performance Rating

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Vary energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



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### Rural Professional Department

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