



Helping *you* move



5 Rosemill, Loggerheads,  
Market Drayton, Shropshire, TF9 4JP  
Nicely Presented Three Bedroom Semi Detached House with  
Good Size Corner Plot.

Offers In Region Of  
**£240,000**

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## Overview

- Semi Detached House
- Entrance Hall
- Ground Floor W.C.
- Lounge, Dining Kitchen
- Sunroom off the Kitchen
- Three Bedrooms
- Family Bathroom
- Corner Plot
- Driveway Parking
- Garage, Enclosed Rear Garden
- Popular Village Location
- Council Tax Band - C
- Energy Rating - TBC



This nicely presented three-bedroom semi-detached house is set on a generous corner plot so boasts a large rear garden with a detached garage. The living accommodation provides an entrance hallway with the stairs to the first floor, a useful under stairs storage cupboard and a cloakroom w/c to the left. Continuing on you will find the good-sized lounge with a multi fuel log burner and a large bay window to the front. Furthermore, you will find a dining room, kitchen and a sunroom with access into the rear garden.

Moving onto the first floor off the landing area are two double bedrooms, bedroom three - which is currently used as a study/hobby room and the generous family bathroom with a bath and large walk-in shower.

Externally the property boasts plenty of outside space, with a lawned garden, garden shed, block paved patio areas and a detached garage. The front of the property is fully paved, providing plenty of off-road parking.

## Location

Situated within the popular village of Loggerheads which offers a range of amenities such as convenience store, butchers, post office, hairdressers, barbers, library, chemist, a highly regarded primary school, public house and restaurants.

The property is also within close proximity of the Burntwood which offers pleasant woodland walks. Market Drayton, Shrewsbury, Crewe, Stafford, Stoke on Trent and Newcastle-under-Lyme are within commutable distance and offer a more comprehensive range of amenities.



# Your **Local** Property Experts

01630 653641



**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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



**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 this property is at the top of the cul-de-sac.

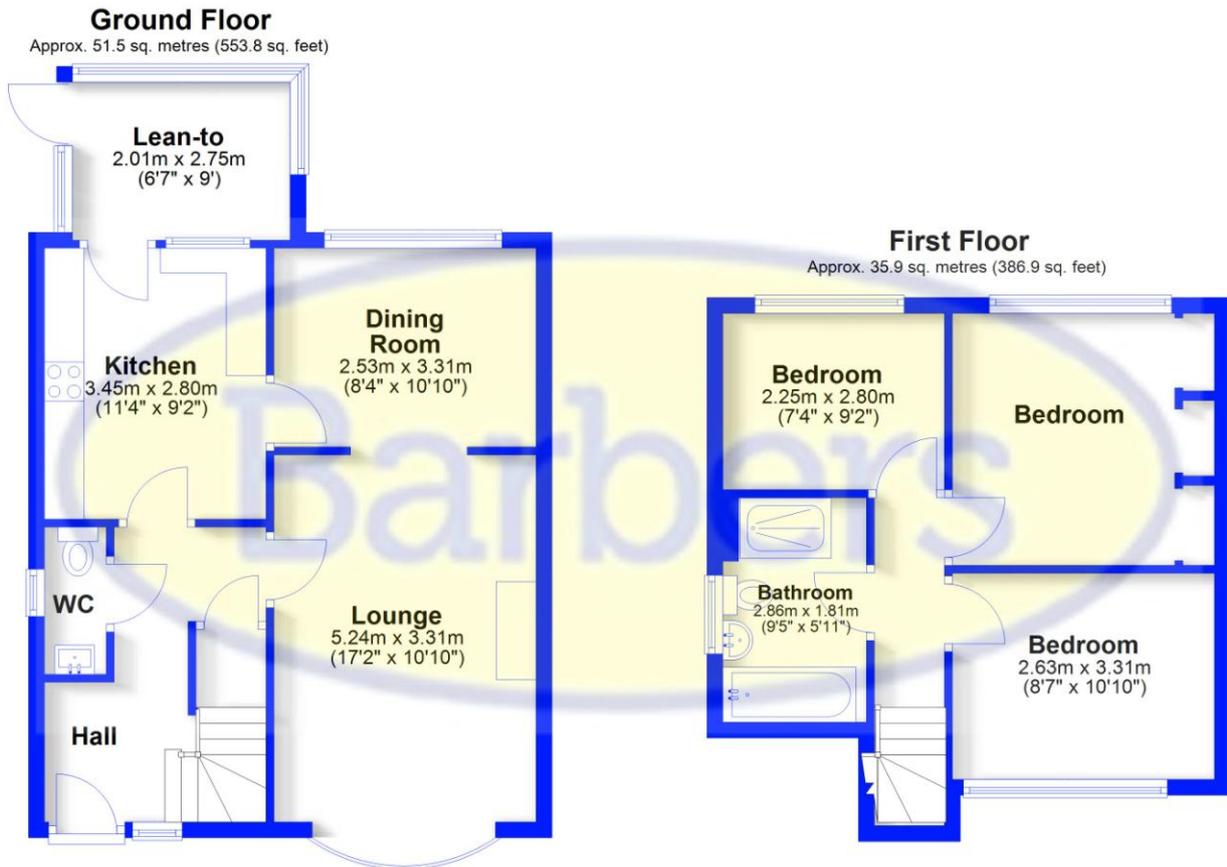
**INDEPENDENT MORTGAGE ADVICE:** To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

**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.

**LOCAL AUTHORITY:** Newcastle Borough Council, Civic Offices, Merrial Street, Newcastle Under Lyme, Staffordshire, ST5 2AG Tel: 01782 717717

**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.

**ENERGY RATING - TBC** The full Energy Performance Certificate (EPC) is available for you to download by clicking the link on



Total area: approx. 87.4 sq. metres (940.7 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 but, please contact us before viewing the property.

**BARBERS ESTATE AGENT:** Tower House, Maer Lane,  
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