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Features

- **Five Bedroom, Three Bathroom Detached House that's Beautifully Presented Throughout**
- **Spacious, Versatile Accommodation**
- **Snug, Lounge with Log Burner, Open Plan Dining/Family Room and Smart Dining Kitchen**
- **Principal Bedroom with Dressing Area and En Suite, Family Bathroom, Shower Room**
- **Double Garage, Landscaped Rear Garden**

Property Description

Welcome to this beautifully presented **Five-Bedroom, Three-Storey Detached** home in a highly sought-after residential area. From the moment you arrive, the wide **Driveway** leading to a **Double Garage**, and the charming **Oak-Framed Porch** set the stage for what lies inside.

The home opens to the Reception Hall, offering a warm welcome and setting the tone for the spacious interiors and, to your left, is the versatile Snug that's currently used as a TV Room.

To the right is the fabulous Dining Kitchen with an excellent range of modern units, a pedestal breakfast bar, an excellent range of modern kitchen units, a 7-burner Belling Range oven, and integrated appliances including a wine fridge, coffee machine and combination oven/microwave, a larder store and space for a tall fridge freezer.

The Kitchen leads through to the newly created Dining/Family Room – a wonderful light space with a wall of bi-folding doors leading out to the Garden and access to the Guest WC.



This Family Room leads round to the Lounge – another light and bright space with a log burner and a door that leads back to the Hallway – so there’s a lovely flow to the ground floor accommodation.

To the first floor, you’ll find the generous Principal Bedroom, complete with a Dressing Area and a spacious En Suite featuring a bathtub and double shower. This floor also offers a Double Bedroom, a Family Bathroom, and a Single Bedroom currently used as a Dressing Room, providing flexibility to meet your needs.

The top floor completes the home with two generous Double Bedrooms and a stylish Shower Room, creating an ideal space for guests, teenagers, or extended family.

Step outside to the beautifully landscaped rear Garden, where timber-decked areas with pergolas, a central lawn, and space for a hot tub create the perfect setting for outdoor gatherings or peaceful evenings.

To the front of the property, you’ll find a nicely landscaped Garden set behind a beech hedge, with a porcelain tiled pathway to the oak-framed porch, and a wide slate path leading through the side gate, and a tarmac driveway in front of the double Garage.



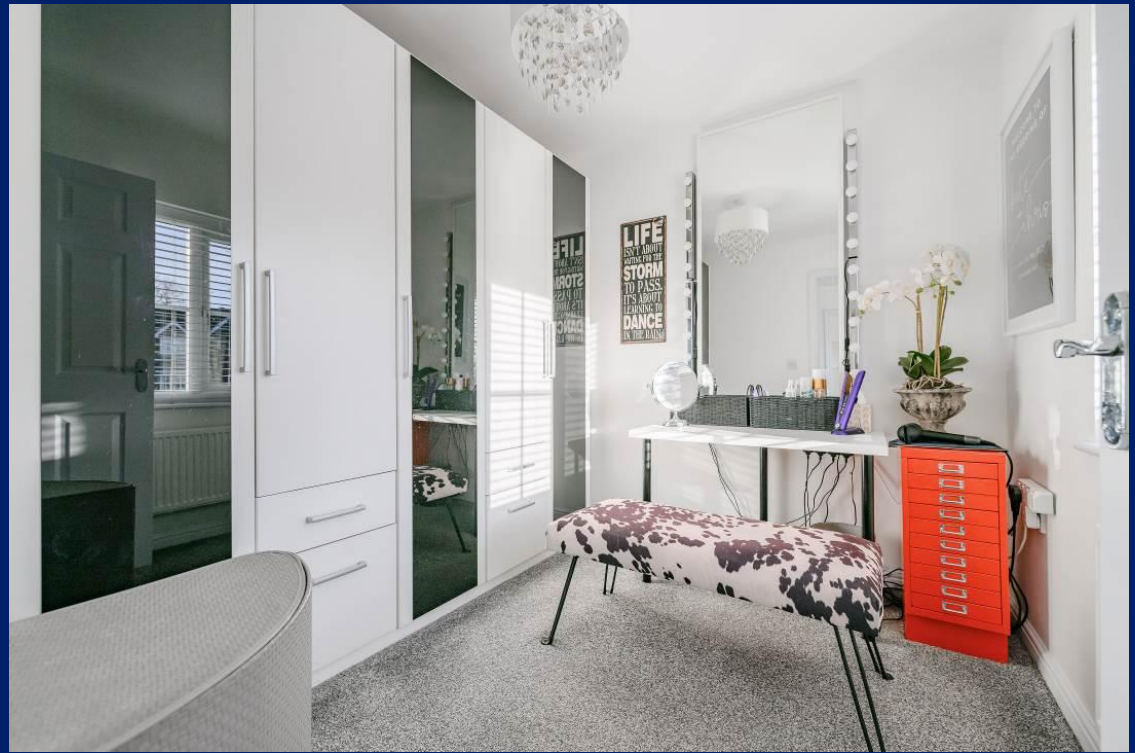
With its stylish interiors, versatile living spaces, and excellent curb appeal, this home offers the perfect balance of modern family living and timeless charm. To be one of the first to view, please call the team at our Market Drayton office on **01630 653641** to arrange your viewing.

LOCATION: Loggerheads is a popular village on the Shropshire/Staffordshire borders, 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, Fish'n'Chip Shop, Indian Restaurant and Chinese Take Away – and there's another Primary School in the village of Mucklestone. In the neighbouring village of Ashley there is a Doctors' Surgery and popular Village Pub.

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 at a cost of £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 in advance, ahead of us issuing a memorandum of sale, directly to MoveButler, and is non-refundable.



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Useful Information

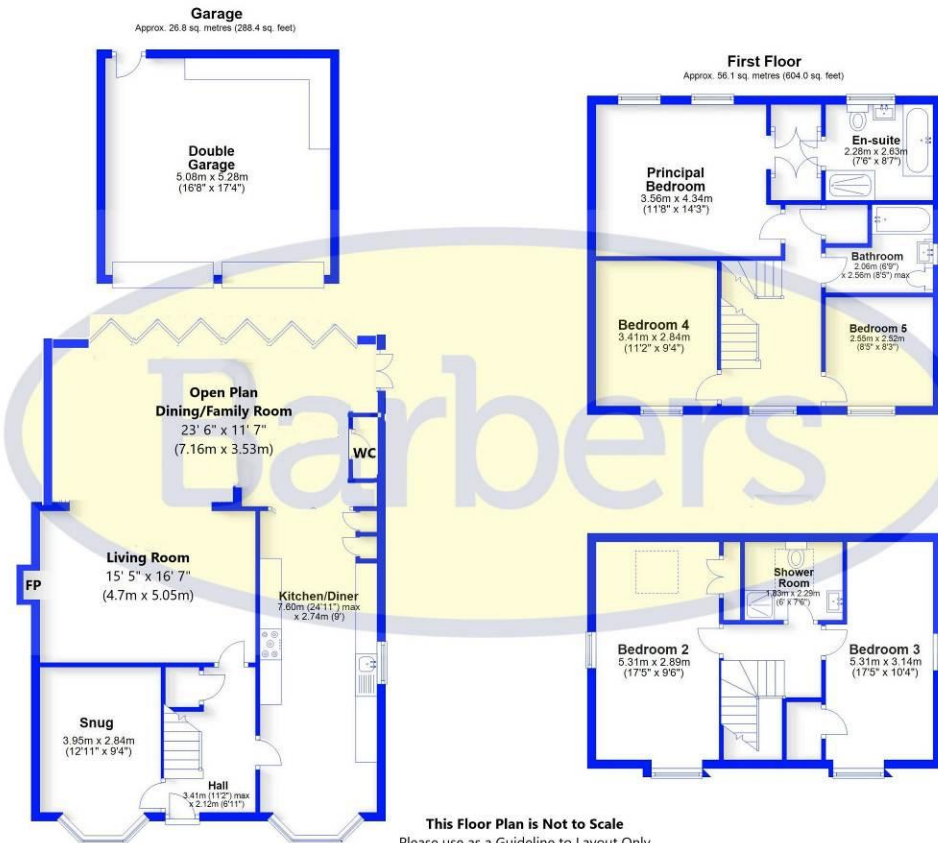
DIRECTIONS: From Market Drayton take the A53 towards Newcastle-under-Lyme. In Loggerheads, go over the first two mini roundabouts and then turn right at the next one onto Burntwood View. Go up the hill and as you go round the left-hand bend No 9 is on your left with the oak-framed porch and double garage.

SERVICES: We are advised that all mains services are available, with gas central heating and a Mega Flow hot water tank. 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>

LOCAL AUTHORITY: Newcastle Borough Council **ENERGY RATING – C COUNCIL TAX BAND – E FLOOR PLAN:** Not to Scale - please use as a guideline to layout only **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:** Private Treaty **BARBERS COPYRIGHT:** The copyright for all images and details is retained by Barbers

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.

PROPERTY SALES VALUATION: If you're looking to sell your property, our highly experienced Valuers can give you a No Obligation, Free-of-Charge Sales Valuation on your property.



Plan produced by www.firstpropertieservices.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.

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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