



Helping *you* move



## 5 Briar Gardens, Loggerheads, TF9 4FJ

A beautifully presented, light and spacious Four Bedroom Detached Family Home with an Open Plan Dining Kitchen, Principal Bedroom with En Suite, Detached Double Garage and generous rear Garden.

Offers In Excess Of  
**£470,000**

## Overview

- Impressive Four Bedroom Detached House
- Beautifully Presented Throughout
- Reception Hall, Guest WC, Utility, Home Office/Snug, spacious Lounge
- Stylish Open Plan Dining Kitchen
- Principal & Guest En Suite Bedrooms, Two Further Double Bedrooms, Bathroom
- Detached Double Garage, Generous Garden with Patio Area
- Council Tax Band – F
- Energy Rating - B



## Brief Description

On the ground floor, the spacious Living Room provides the perfect setting for family time, while the open-plan Dining Kitchen creates a sociable hub for cooking and entertaining. A separate Utility Room, Study/Snug, and Guest W.C. add further to the sense of space offered by this lovely property.

The first floor offers four well-proportioned Double Bedrooms, two with En Suites, a family Bathroom and a flexible landing space that is ideal as a TV Snug or also presents excellent potential for conversion into a fifth bedroom if desired.

Outside, the property continues to impress with a generous rear Garden featuring a laid lawn and landscaped patio area, creating a great outdoor space for families, pets, and outdoor entertaining. To the side is a Double Garage and private Driveway for additional parking.

## 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](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.

**LOCAL AUTHORITY:** Newcastle Borough Council Tel: 01782 717717

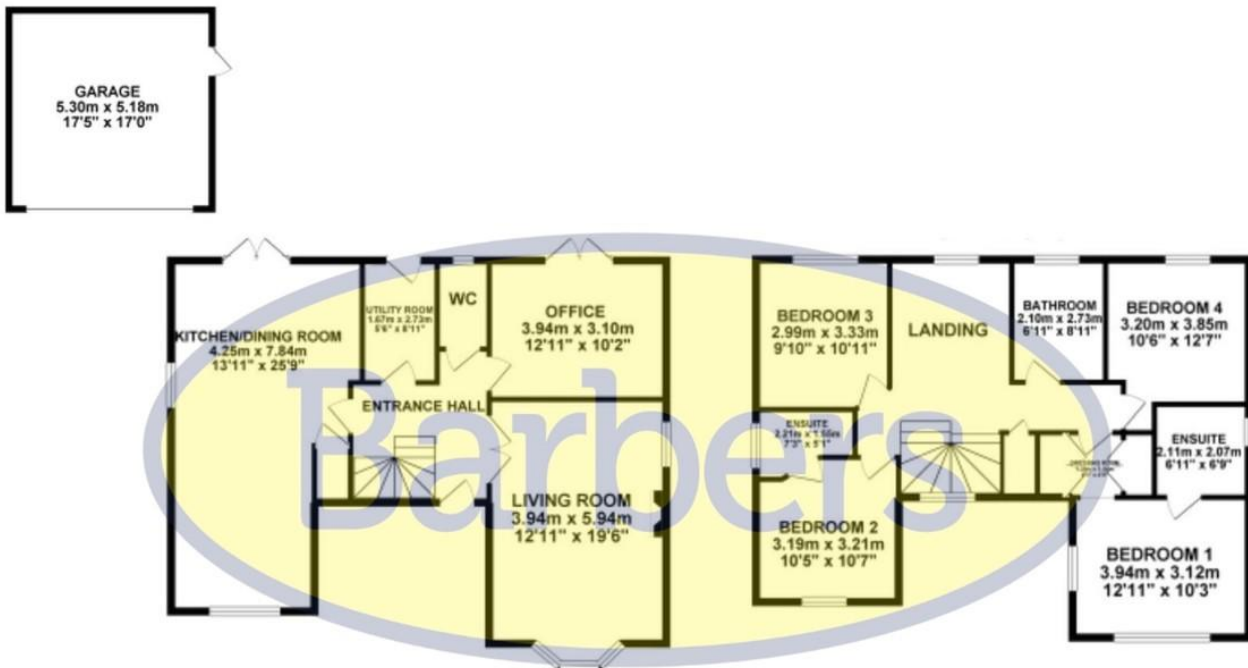
**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



**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 the first property on the right 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.



**This Floor Plan is Not to Scale**  
Please use as a Guideline to Layout Only

TOTAL FLOOR AREA : 185.68 sq. m. ( 1998.70 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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**

**BARBERS ESTATE AGENT: Tower House, Maer Lane, Market Drayton, Shropshire TF9 3SH**  
Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)



**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.