

# Barbers

Helping *you* move



## 9 Meynellfield, Loggerheads, TF9 4GY

A nicely presented Two Bedroom End of Terrace House tucked away on this highly popular development, with a generous Dining Lounge, Off Road Parking and far reaching views from the rear terraced Garden.

Asking Price

**£185,000**

### Overview

- Nicely Presented Two Bedroom End-of-Terrace House
- Far Reaching Views
- Entrance Hall, Kitchen and Guest WC, Spacious Dining Lounge with French doors to rear Garden
- Two Double Bedrooms, Bathroom
- Tiered Garden with timber steps linking two Patios and a timber Deck
- Highly Popular Village Location
- Council Tax Band - B, Energy Rating - C



### Brief Description

To the front of the property is the allocated Parking area enclosed by a low brick wall, with a paved patio and lawned area directly in front of the house. The front door opens to the Hallway off which is the guest WC, and an arch leads through to the Kitchen which has a good range of units with integrated oven with hob and extractor fan over and space for your washing machine and tall fridge freezer. The Dining Lounge is a good size with French doors out to the Garden and stairs to the first floor Landing.

To the first floor Landing is the airing cupboard housing the hot water tank and Loft access. Bedroom One is to the rear of the property and has double and single built-in wardrobes. Bedroom Two is a smaller double room and the family Bathroom has a bath with shower over, wc and wash hand basin.

To the rear of the property is a tiered Garden with wonderful views.

### 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.



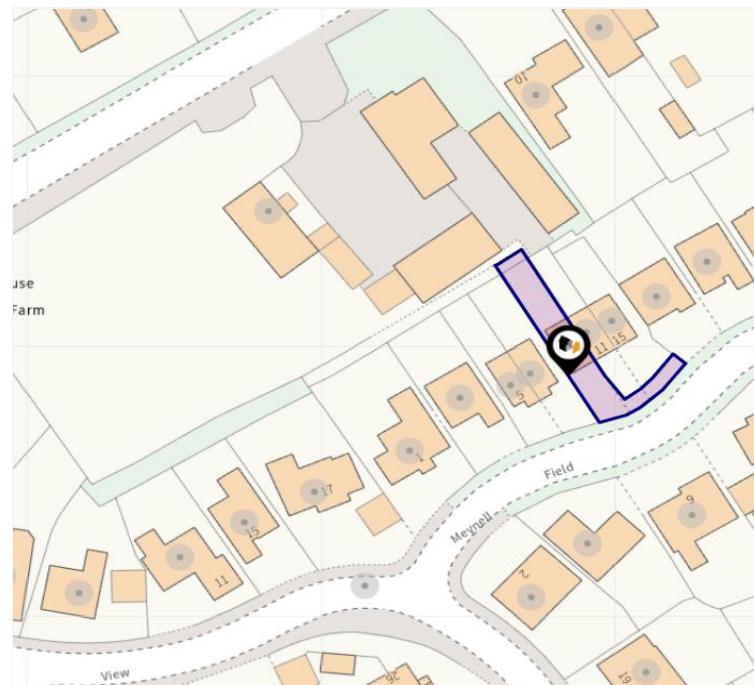
## Useful Information

**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.

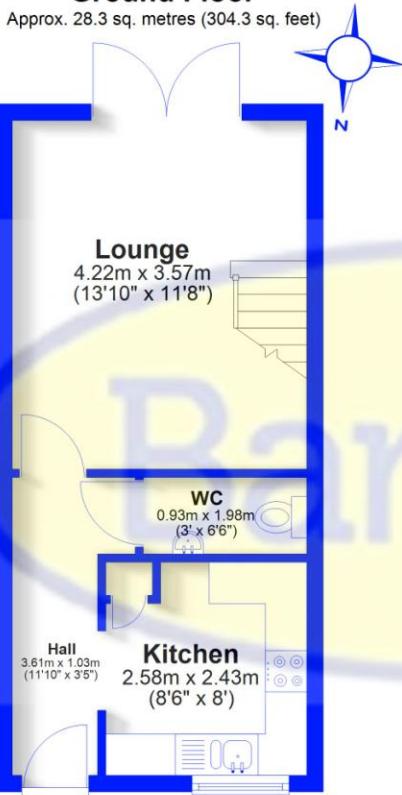


**DIRECTIONS:** From Market Drayton take the A51 to Loggerheads and at the third mini-roundabout turn right on Burntwood View and then left on Meynellfield where the property on your left and can be identified by our For Sale sign.

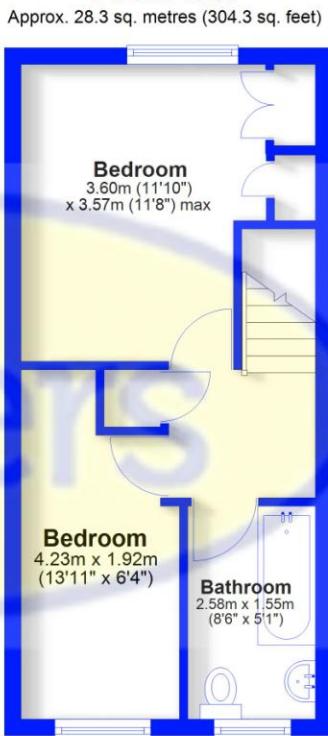
**INDEPENDENT MORTGAGE ADVICE:** To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

**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.

## Ground Floor



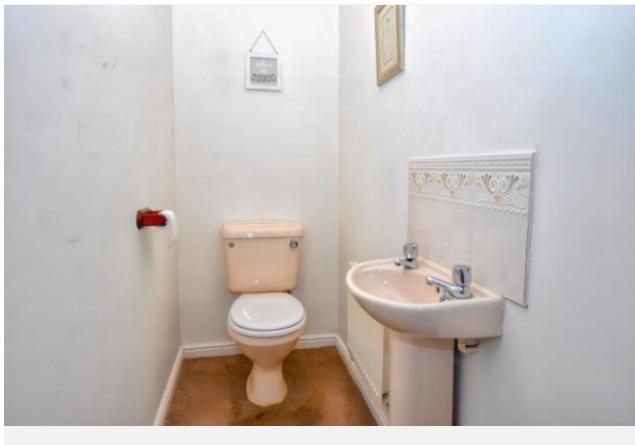
## First Floor



Total area: approx. 56.5 sq. metres (608.6 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 buy, please contact us before viewing the property.

**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)

**Barbers**