



Helping *you* move



## 12 Landmark Close, Loggerheads, TF9 4FR

A beautifully presented Four Bedroom Detached House with a stylish Open Plan Dining Kitchen, Lounge with Inglenook fireplace, Principal Bedroom with En Suite and a Detached Garage.

Offers In Region Of  
**£435,000**

### Overview

- Four Bedroom Detached House that's beautifully presented throughout
- Open Aspect to the front, Enclosed Rear Garden, Detached Garage
- Entrance Hall, Snug/Home Office, Guest WC, Lounge with Log Burner in an Inglenook Fireplace
- Open Plan Dining Kitchen with French Doors to Garden, Utility
- Principal Bedroom with En Suite, Bathroom
- Council Tax Band – E
- Energy Rating - B



### Brief Description

The light and airy Hallway leads to a Home Office/Snug and guest WC, while the Lounge is a warm and welcoming space with its box bay window and log-burner set within an inglenook fireplace. Double doors open into the open-plan Dining Kitchen, the bright and stylish heart of this lovely home, featuring French doors to the garden, soft grey Shaker-style units, quartz worktops and integrated appliances, plus a separate Utility Room.

Upstairs, four generous Bedrooms offer excellent family accommodation. The Principal Bedroom includes fitted wardrobes and a contemporary En-Suite, while bedroom two also benefits from built-in storage. Bedrooms three and four are well sized, and the family Bathroom features a shower over the bath.

Outside, there is a private Garage, EV charger, driveway Parking and a fully enclosed rear Garden with a patio area ideal for outdoor dining.

### 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

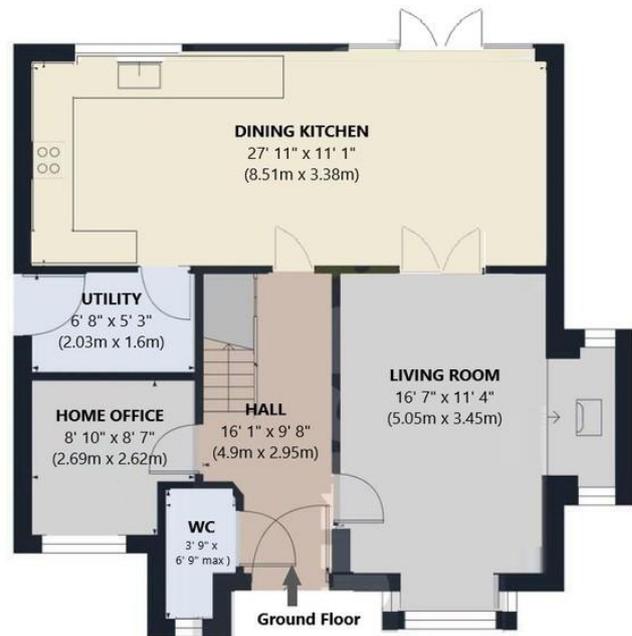
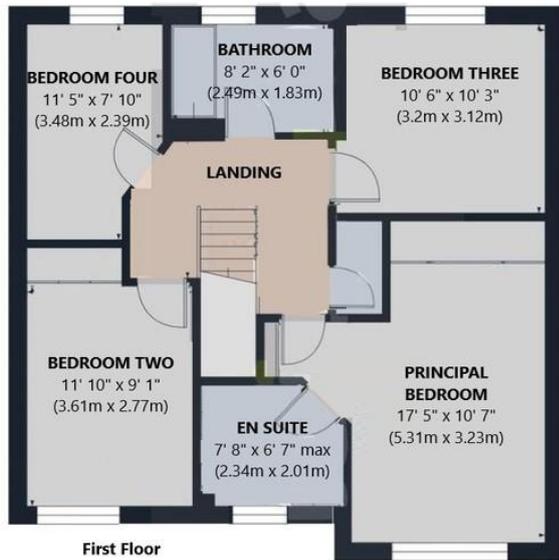
**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



**DIRECTIONS:** From Market Drayton take the A53 to Loggerheads and just after Ben's Eggs on the left turn right on Landmark Close and this property will be on your right with the large oak tree in front. Please park on the driveway and walk up to the house.

**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  
All Measurements and Placement of Fixtures and Fittings are approximate  
Approx. total area  
1451 ft<sup>2</sup> 134.8 m<sup>2</sup>



## 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,  
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