



Helping *you* move



29 Badger Brow Road, Loggerheads, TF9 4RG

A spacious Four Bedroom Detached House in this highly popular residential area of Loggerheads village, with spacious Lounge, Snug/Home Office and Principal Bedroom with En Suite - and with the added benefit of being offered to the market with No Upward Chain

Offers In Region Of
£365,000

Overview

- Nicely Presented Four Bedroom Detached House, No Upward Chain
- Office/Snug, Conservatory, Breakfast Kitchen
- Light and Spacious Lounge with Dining Area
- Principal Bedroom with En Suite Shower Room
- Three Further Bedrooms, Bathroom
- Integral Garage, Driveway Parking, Rear Garden
- Council Tax Band – E
- Energy Rating - D



Brief Description

The front door opens to the welcoming Hallway off which is the Cloak Room and the Home Office/Snug, a very spacious Lounge with Dining Area and the Conservatory with underfloor heating and patio doors out the rear Garden. The Breakfast Kitchen has an excellent range of units, with integrated oven, hob and extractor fan over, space for your dishwasher and a large American-style fridge freezer and a breakfast bar. Off the Kitchen is the Utility with doors to the Utility and Garage. Moving to the first floor and the accommodation is set around the central Landing. The Principal Bedroom has an En Suite Shower Room and there are three further good-size Bedrooms. Completing the accommodation is the nicely appointed main Bathroom with both a bath and a walk-in shower.

The rear Garden has a large patio area, with mature trees and shrubs, and there are wonderful, far-reaching views from the rear Bedrooms out over the Garden to the hills beyond.

Location

Loggerheads is a desirable village that, combined with the neighbouring village of Ashley, offers you a Doctors' Surgery, Primary School, local shops, pub/restaurants, Post Office and a Library – and is in walking distance of the Burntwood for many outdoor activities.

A more comprehensive range of amenities can be found in Market Drayton approximately 5 miles away. The larger towns of Stafford, Newcastle-under-Lyme, Stoke on Trent and Shrewsbury are all within commutable distance.



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

SERVICES: We are advised that all main 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

FOR MORE INFORMATION: Go to: www.barbers-online.co.uk



DIRECTIONS: From Market Drayton take the A53 to Loggerheads and, at the first mini-roundabout, turn left on Mucklestone Road. After approximately 700 meters turn right on Mucklestone Wood Lane, then first right on Hunter's Point, keep left on Queen Margaret's Road which then becomes Badger Brow Road and the property is on your right and can be identified by our For Sale sign.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



Floor Plan - Not to Scale

Please use as a Guideline of Layout Only - All measurements are approximate

TOTAL AREA: APPROX. 143.8 SQ. METRES (1548.2 SQ. FEET)



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.

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