



Helping *you* move



## 5 Goldfinch View, Loggerheads, TF9 2QH

A striking, individually designed Four Bedroom Detached House set in a quiet cul-de-sac on the highly popular Burntwood development, with generous Gardens and offered to the market with No Upward Chain.

Offers In Region Of  
**£500,000**



# 5 Goldfinch View

## Loggerheads, TF9 2QH

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### Overview

- Four Bedroom Detached House in Highly Desirable Area
- No Upward Chain
- Reception Hall, Bathroom, Home Office, Snug/Garden Room, Breakfast Kitchen, Utility
- Open Plan Dining Room & Lounge
- Principal Bedroom with En Suite & Balcony
- Three Further Double Bedrooms, Bathroom
- Large Garden Plot, Garage
- Council Tax Band – F
- Energy Rating - D



### Brief Description

To the ground floor is the Reception Hall with spiral staircase to the first floor, the Study/Bedroom, a Bathroom, Snug/Garden Room, Breakfast Kitchen with a peninsular breakfast bar, and Utility with a door through to the Garage. The Open Plan Living/Dining Room is divided by a central brick feature wall with openings either side and full height patio doors to both the Dining and Living areas. To the first floor is the Principal Bedroom with En Suite Shower Room and double patio doors opening to a balcony overlooking the pretty rear Garden - and this Balcony runs the full length of the house and can also be accessed from Bedrooms Two and Three. Completing the accommodation is Bedroom Four and the Bathroom.

The rear Garden is a pretty, private space that has been lovingly maintained to offer you a large lawn with central herbaceous flower bed, patio entertaining area and is enclosed by mature borders, hedges and trees.

### Location

Goldfinch View is a highly sought after residential area in the village of Loggerheads - 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](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. For broadband and mobile supply visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>  
**LOCAL AUTHORITY:** Newcastle Borough Council 01782 717717

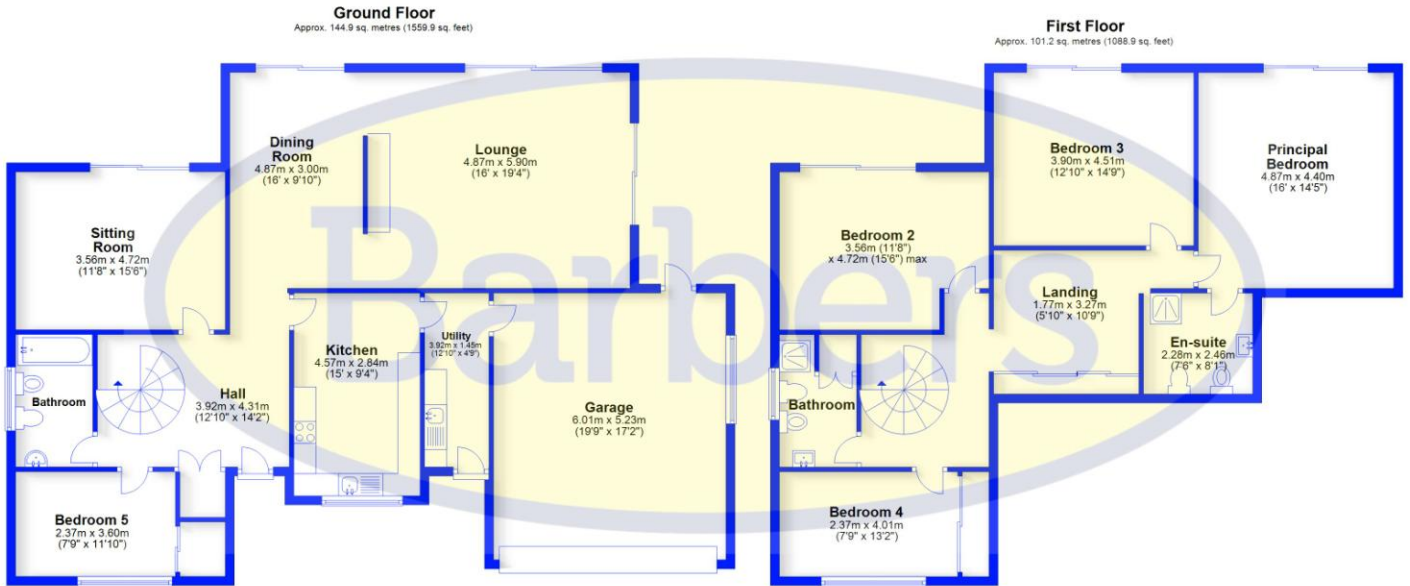


**DIRECTIONS:** From Market Drayton take the A53 towards Loggerheads. In Loggerheads, turn right on Kestrel Drive just after the Fire Station, keep left on Kestrel Drive around the green and then turn left on Goldfinch View where the property is on your right hand side.

**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.





Total area: approx. 246.1 sq. metres (2648.8 sq. feet)

Plan produced by 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.



## 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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