



Helping *you* move



4 Rose Mill, Loggerheads, TF9 4JP

A nicely presented, light and spacious Three Bedroom Semi-Detached House with Lounge and Dining Room, Detached Garage and Driveway Parking in this highly popular residential area.

Offers In Region Of
£245,000

Overview

- Three Bedroom Semi-Detached House
- Nicely Presented Throughout
- Entrance Hall, Cloaks/WC, Kitchen
- Spacious Lounge, separate Dining Room
- Three Bedrooms, generous Bathroom
- Rear Garden with Patio and raised Lawn
- Garage, Driveway Parking for 2-3 Cars
- Council Tax Band - C, Energy Rating - D



Brief Description

The front door opens to the Hallway which has a turning staircase to the first floor, a large under-stairs coats cupboard and a door to the Cloaks/WC. The Lounge has a feature fireplace housing a gas fire, and double doors that lead through to the Dining Room. The Kitchen has a good range of traditional units with space for your oven, washing machine and tall fridge freezer, a breakfast bar, tiled floor spotlights to the ceiling and door out to the rear garden. To the first floor are two good-size Double Bedrooms and a small Double Room, and large Family Bathroom with both a corner shower and a bathtub.

Externally, the property is in a slightly elevated position with a gravelled Driveway and lawned Garden to the front with gates opening to the Driveway to the side that leads to the Garage - so you should be able to park 2-3 cars here. To the rear of the property there's a patio area and then steps lead up to a lawned garden with mature borders, trees, shrubs and hedgerow.

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 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

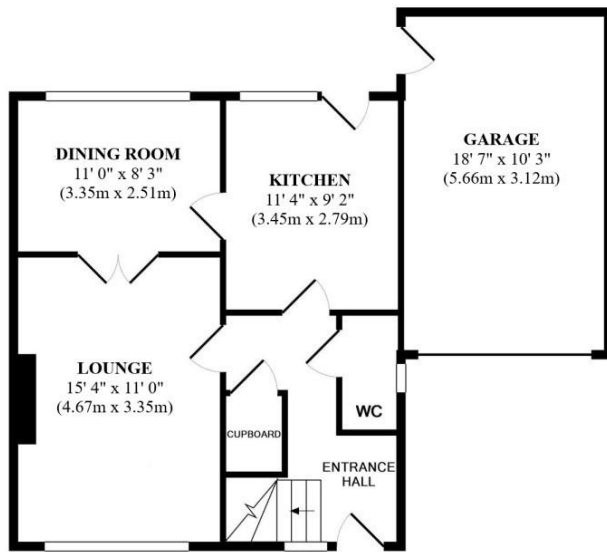
FOR MORE INFORMATION: Go to: www.barbers-online.co.uk



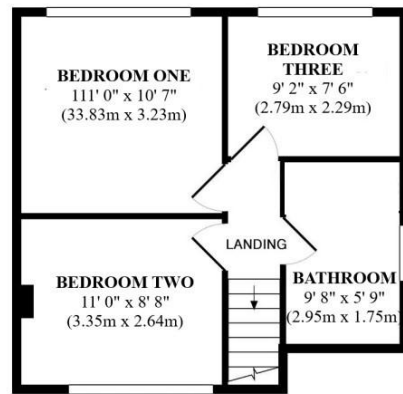
DIRECTIONS: From Market Drayton take the A53 to Loggerheads. At the mini-roundabouts turn left and then first right on Chestnut Road and Rosemill is the fourth turning on your right and this property is at the top of the cul-de-sac and can be identified by our For Sale sign.

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.



GROUND FLOOR



1ST FLOOR



FLOOR PLAN

Not to Scale - Please use as a guideline only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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