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## Features

- Five Bedroom, Three Bathroom Detached House that's Beautifully Presented Throughout
- Snug/Home Office, Lounge with Log Burner
- Smart, Modern Open Plan Dining Kitchen
- Principal Bedroom with Dressing Area and En Suite, Family Bathroom, Shower Room
- Double Garage, Landscaped Rear Garden

## Property Description

Welcome to this beautifully presented Five-Bedroom, Three-Storey Detached home in a highly sought-after residential area. From the moment you arrive, the wide Driveway, leading to a Double Garage, and the charming Oak-Framed Porch set the stage for what lies inside.

The home opens to the Reception Hall, offering a warm welcome and setting the tone for the spacious interiors.

The Snug, currently used as a Home Office, provides a versatile space for work or relaxation, while the generous Lounge has a Clear View log burner and French doors leading to the garden, making this room perfect for cosy evenings or seamless indoor-outdoor living.

At the heart of the home is the fabulous Dining Kitchen, a standout space designed for both style and functionality. It features an excellent range of modern kitchen units, a pedestal





breakfast bar, a 7-burner Belling Range oven, and integrated appliances including a wine fridge, coffee machine and combination oven/microwave, a larder store and space for a tall fridge freezer. With the Dining Area having space for a large dining table and French doors out to the Garden, this is the ultimate space for entertaining or family meals.

To the first floor, you'll find the generous Principal Bedroom, complete with a Dressing Area and a spacious En Suite featuring a bath tub and double shower. This floor also offers a Double Bedroom, a Family Bathroom, and a Single Bedroom currently used as a Dressing Room, providing flexibility to meet your needs.

The top floor completes the home with two generous Double Bedrooms and a stylish Shower Room, creating an ideal space for guests, teenagers, or extended family.

Step outside to the landscaped rear Garden, where timber-decked areas with pergolas, a central lawn, and space for a hot tub create the perfect setting for outdoor gatherings or peaceful evenings.







To the front of the property you'll find a nicely landscaped Garden set behind a beech hedge, with a porcelain tiled pathway to the oak-framed porch, and a wide slate path leading through the side gate, and a tarmac driveway in front of the double Garage.

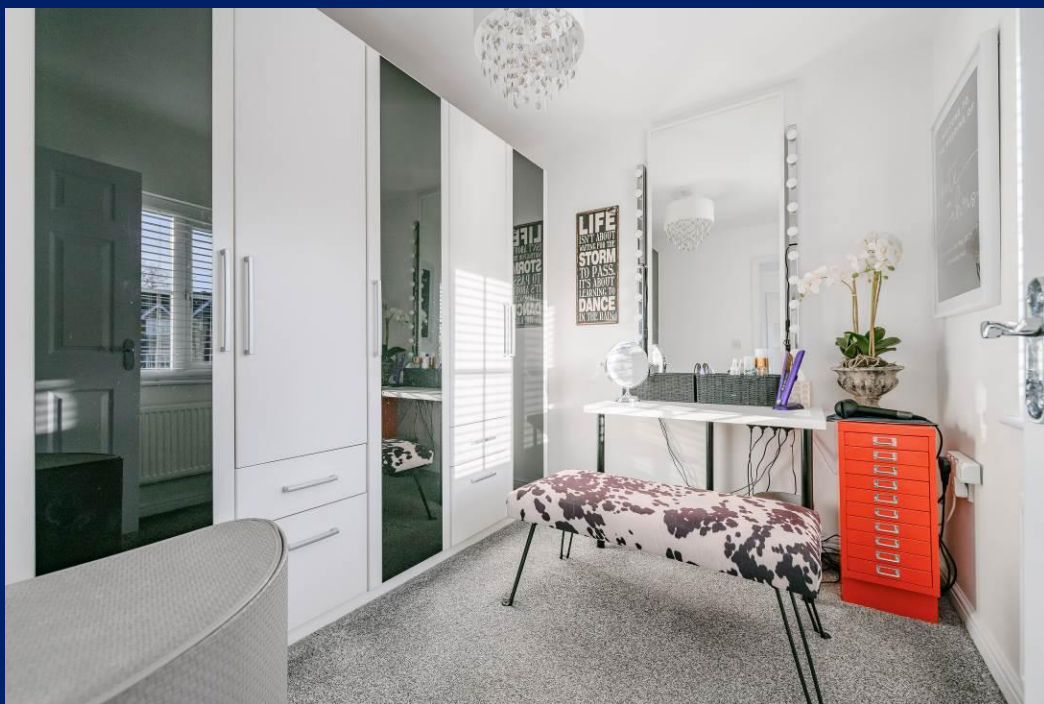
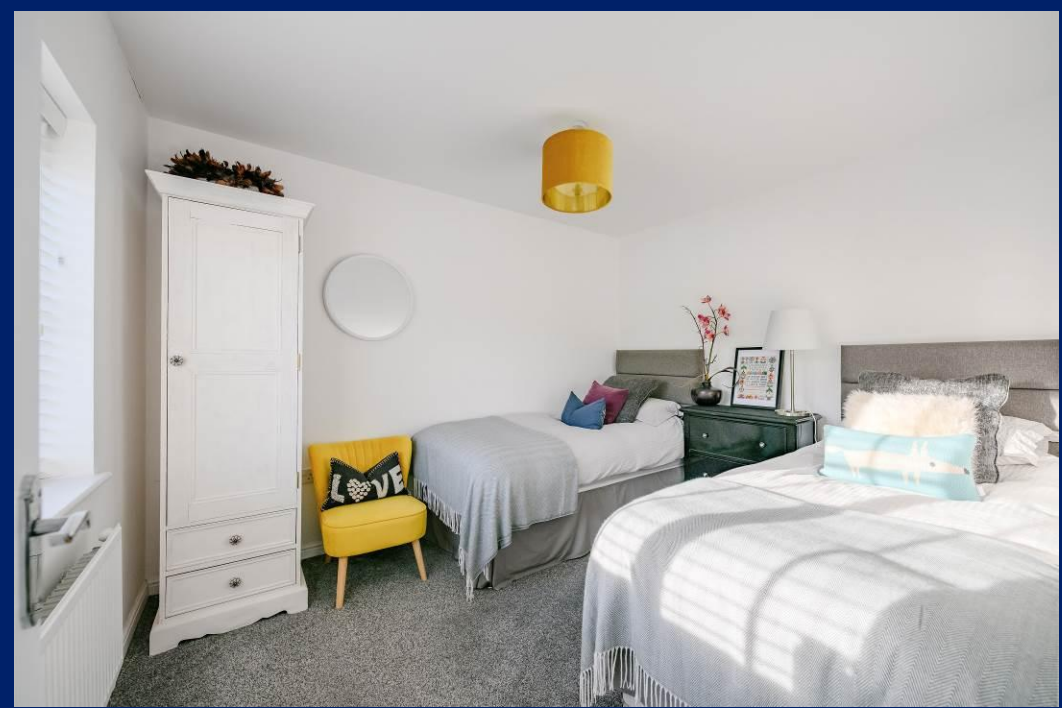
With its stylish interiors, versatile living spaces, and excellent curb appeal, this home offers the perfect balance of modern family living and timeless charm. To be one of the first to view, please call the team at our Market Drayton office on **01630 653641** to arrange your viewing.

**LOCATION:** Loggerheads is a popular village on the Shropshire/Staffordshire borders, 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, Fish'n'Chip Shop, Indian Restaurant and Chinese Take Away – and there's another Primary School in the village of Mucklestone. In the neighbouring village of Ashley there is a Doctors' Surgery and popular Village Pub.



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## Useful Information

**DIRECTIONS:** From Market Drayton take the A53 towards Newcastle-under-Lyme. In Loggerheads, go over the first two mini roundabouts and then turn right at the next one onto Burntwood View. Go up the hill and as you go round the left-hand bend No 9 is on your left with the oak-framed porch and double garage.

**SERVICES:** We are advised that all mains services are available, with gas central heating and a Mega Flow hot water tank. 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 and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk>

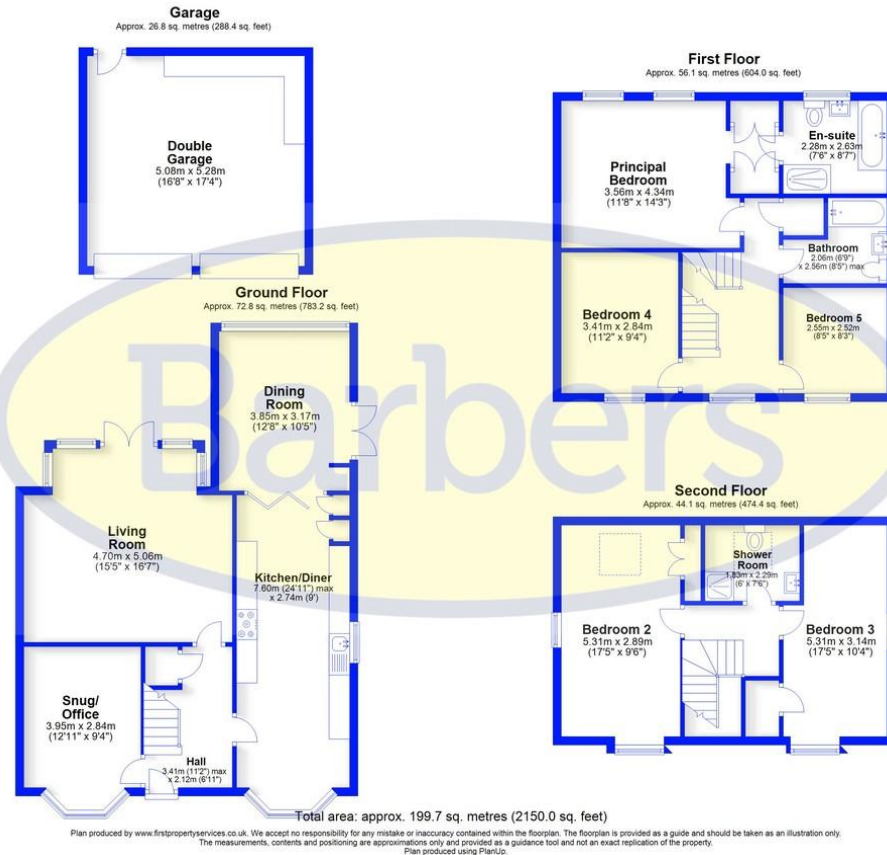
**LOCAL AUTHORITY:** Newcastle Borough Council **ENERGY RATING – C** **COUNCIL TAX BAND – E**

**FLOOR PLAN:** Not to Scale - please use as a guideline to layout only **TENURE:** We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion. **METHOD OF SALE:** Private Treaty

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**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.

**PROPERTY SALES VALUATION:** If you're looking to sell your property, our highly experienced Valuers can give you a No Obligation, Free-of-Charge Sales Valuation on your property.



**AML REGULATIONS:** We are required by law to conduct a 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 you wish to buy. The cost of these checks is £30 (ind. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to MoveButler, and is non-refundable.

**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 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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