



Helping *you* move



2 Springfield, Loggerheads, TF9 4JR

In this highly popular residential area, 2 Springfield is a Three Bedroom Semi-Detached House with an Open Plan Dining Kitchen and spacious Lounge - plus the Garage with electric roller door and Driveway Parking for three cars.

Offers In Region Of
£235,000

Overview

- Three Bedroom Semi-Detached House In Popular Village Location
- Entrance Hall, Spacious Lounge
- Dining Kitchen with Study Area, Utility/Boot Room
- Three Bedrooms, modern Bathroom
- Rear Garden with Patio and raised lawn Area
- Garage, Driveway Parking for Three Cars
- Council Tax Band - C, Energy Rating - C



Brief Description

To the ground floor is the Entrance Hall with stairs to the first floor Landing, and to your left is the spacious Lounge with a feature fireplace. Accessed both from the Lounge and Hallway is the large Dining Kitchen with a good range of kitchen units, peninsular breakfast bar, integrated oven with hob and extractor fan over, space for your washing machine and tall fridge freezer and a useful Study/Play area – and off the Kitchen is the Utility space with a door to the Garage.

To the first floor are two Double and one Single Bedrooms and the modern Bathroom with over bath shower, wash had basin in a vanity unit with storage below, and WC.

Externally, the property has a wide, block-paved Driveway and a Garage - which has light, power and an electric roller door - so gives you Parking for 3-4 cars. To the rear is an enclosed Garden with patio area and steps up to the main lawned area.

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.



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 are available with gas central heating. 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

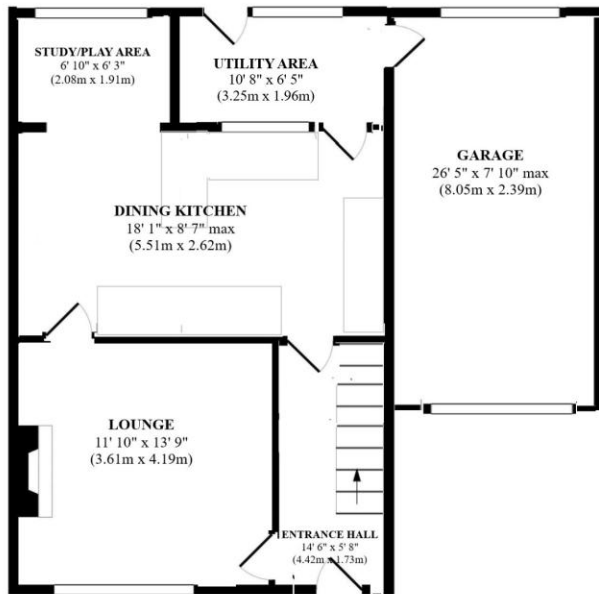
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



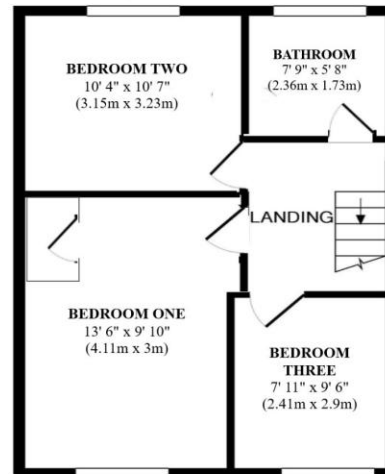
DIRECTIONS: Leave Market Drayton on the A53 towards Newcastle under Lyme, and in Loggerheads turn left at the second roundabout on Mucklestone Road. Turn right into Chestnut Road and then take the third turning on the right where you will find the property on the left hand side which can be identified by our For Sale board.

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.

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.



GROUND FLOOR



1ST FLOOR

This Floor Plan is Not to Scale
Please use as a Guideline to Layout 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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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.

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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