



Helping *you* move



## 10 Fox Hollow, Loggerheads, TF9 4DE

With the most lovely front and rear Gardens and Double Garage this is a spacious, beautifully presented Four Bedroom Detached House in Popular Village Location.

Offers In Region Of  
**£380,000**

## Overview

- Beautifully Presented Detached House
- Spacious Lounge with Log Burner
- Dining Room, Breakfast Kitchen
- Utility Room, Cloakroom/wc
- Four Double Bedrooms, Family Bath Room
- Generous Gardens
- Double Garage, Driveway Parking
- Council Tax Band – E
- EPC Rating - C



## Brief Description

To the ground floor is the Reception Hall, Cloakroom/WC, a light and spacious Lounge with French doors leading onto the rear Patio area and a feature fireplace with log burner. There's a separate Dining Room, a modern Breakfast Kitchen with a good range of units, breakfast bar and integrated appliances, plus the Utility. Moving onto the first floor, and off the Galleried Landing area there are four Double Bedrooms and a luxurious Family Bathroom.

Externally, the property is on a good-sized plot. To the front is a very generous lawned Garden with Driveway Parking for 2-3 vehicles plus the Double Garage. To the rear is a pretty Patio area with steps up to the lawn.

## 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 to:

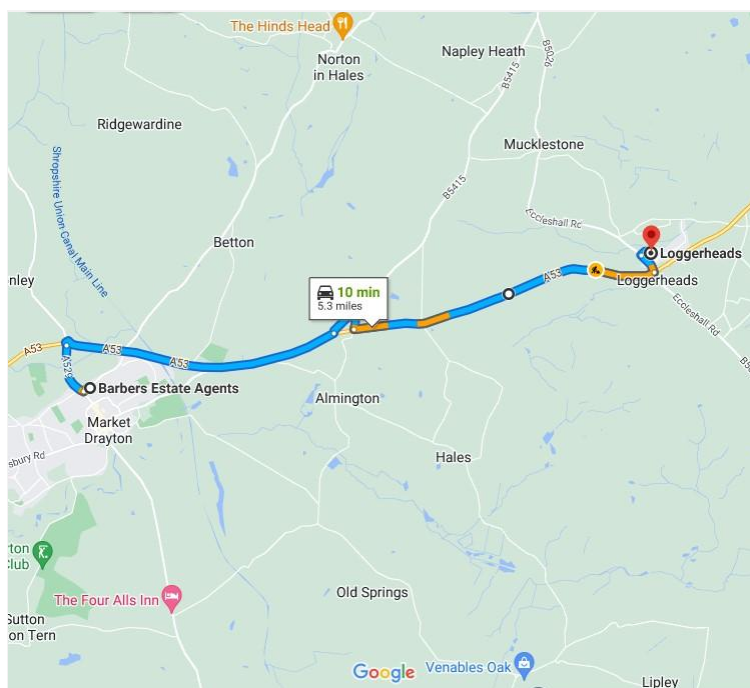
[marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that \*\*\*\* services 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 the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

**LOCAL AUTHORITY:** Newcastle Borough Council, Newcastle Under Lyme, ST5 2AG Tel: 01782 717717

**FOR MORE INFORMATION:** Go to:

[www.barbers-online.co.uk](http://www.barbers-online.co.uk)



**DIRECTIONS:** Leave Market Drayton via the A53 towards Newcastle under Lyme. In Loggerheads continue straight over the first mini island and then turn left at the second island onto Mucklestone Road. Carry straight on and Fox Hollow is the second turning on the right, continue straight where you will find the property on the 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. 136.0 sq. metres

We accept no responsibility for any mistakes or inaccuracies contained within the floorplan. The floorplan is provided as a guide only 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. Plans produced using Floorplan.

#### RECEPTION HALLWAY

10' 0" x 8' 5" (3.05m x 2.57m)

#### CLOAKROOM/WC

6' 1" x 2' 7" (1.85m x 0.79m)

#### LOUNGE

24' 5" x 12' 11" (7.44m x 3.94m)

#### BREAKFAST KITCHEN

13' 0" x 9' 9" (3.96m x 2.97m)

#### DINING ROOM

12' 7" x 10' 0" (3.84m x 3.05m)

#### UTILITY ROOM

10' 2" x 6' 9" (3.1m x 2.06m)

#### LANDING AREA

13' 8" x 11' 1 max" (4.17m x 3.38m)

#### BEDROOM ONE

14' 0" x 12' 2 max" (4.27m x 3.71m)

#### BEDROOM TWO

12' 0" x 9' 5" (3.66m x 2.87m)

#### BEDROOM THREE

9' 5" x 8' 11" (2.87m x 2.72m)

#### BEDROOM FOUR

7' 10" x 7' 9" (2.39m x 2.36m)

Floor Plan is Not to Scale

## 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.

**BARBERS ESTATE AGENTS: Tower House, Maer Lane, Market Drayton, TF9 3SH | Tel: 01630 653641  
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**Barbers**