



Helping *you* move



7 Pine Court, Loggerheads, TF9 4QS

Set on a small Retirement Development for Over 55s, this Two Bedroom Detached Bungalow with a lovely front aspect overlooking the well maintained Communal Gardens - and is offered to the market with No Upward Chain.

Offers In Region Of
£125,000

Overview

- Two Bedroom Detached Bungalow
- Set on an Over 55's Retirement Development
- No Upward Chain
- Spacious Lounge/Dining Room, Kitchen,
- Fitted Wardrobes to both Bedrooms
- Newly Fitted Shower Room
- Electric Storage Heaters, Double Glazing
- Council Tax Band - B, EPC Rating - E



Brief Description

The Bungalow is on a highly popular Over 55's Development of just eight similar Bungalows. An Entrance Porch opens to the large Lounge/Dining Room with a bay window overlooking the pretty gardens. Off the inner Hallway is the airing cupboard housing the hot water cylinder, and a door to the Kitchen which has a good range of fitted units, with space for your cooker, fridge freezer and washing machine – and the white goods can be included in the sale. There's a Double and a Single Bedroom - both with built in wardrobes - and a modern Shower Room with corner shower.

Externally, your allocated Parking space is to the front of the development and a pathway leads up through the gardens to the front of the Bungalow. To the rear of the property is a small balcony with steps down to the rear Garden.

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



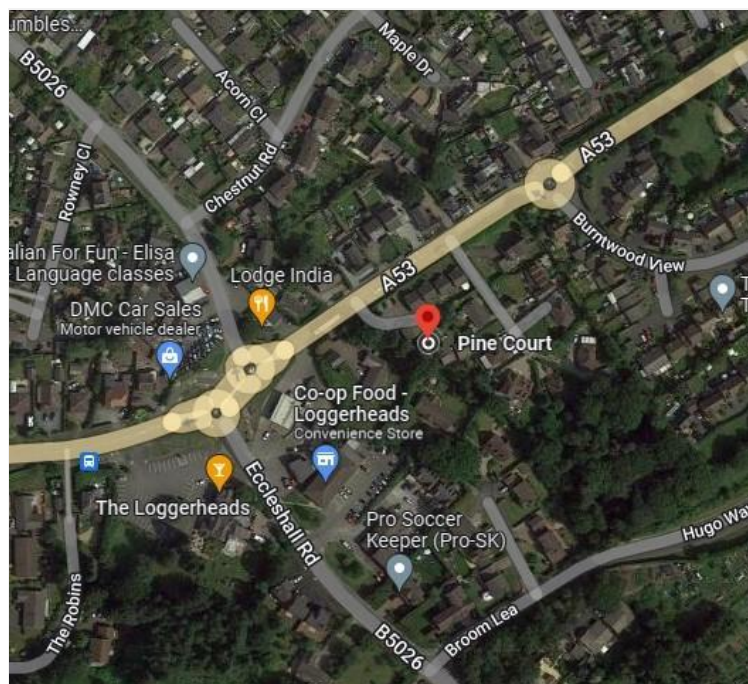
Useful Information

TO VIEW THIS PROPERTY: Please contact us on 01630 653641 or Email: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains water, drainage and electricity plus electric storage heaters 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



DIRECTIONS: From Market Drayton take the A53 towards Loggerheads and Newcastle under Lyme. In Loggerheads, go straight over the two mini roundabouts and then immediately right onto Pine Court. Please park in space No 7 and then walk up to the bungalow.

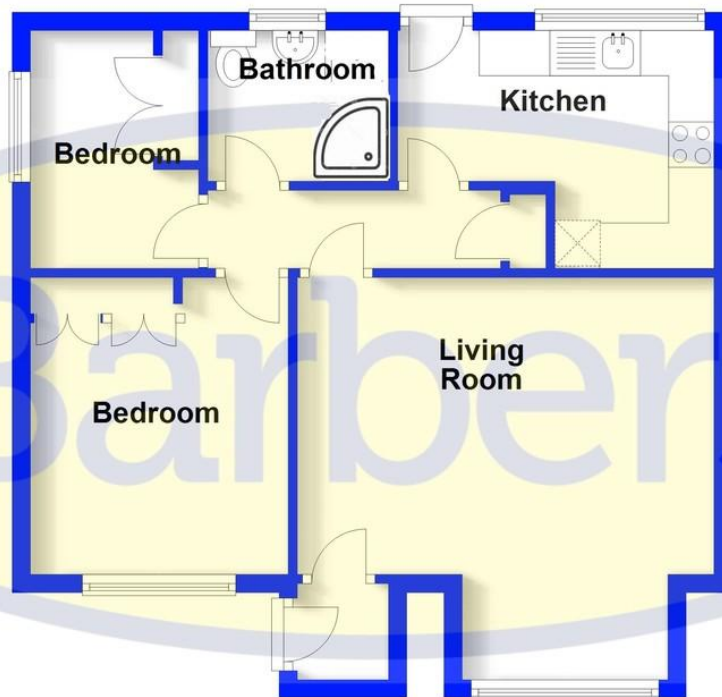
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. 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.

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Ground Floor

Approx. 49.0 sq. metres (527.5 sq. feet)



Total area: approx. 49.0 sq. metres (527.5 sq. feet)

We accept no responsibility for any mistake or inaccuracy 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.
Plan produced using PlanUp.

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,
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