



Helping *you* move



The Old Post Office, Loggerheads, TF9 4PB

A Detached Character Cottage in Need of selected Moderisation but offering you plenty of Living Space and a lovely Rear Garden. Located in the popular village of Loggerheads and offered to the market with No Upward Chain.

Offers In Region Of
£220,000

Overview

- Detached Character Cottage
- In Need of some Modernisation
- Entrance Hallway, Lounge
- Dining Room, Breakfast Kitchen
- Utility Room, Cloakroom with WC
- Three Bedrooms, Bathroom
- Garage, Driveway Parking
- Walled Frontage, Good Sized Rear Garden
- Offered with No Upward Chain
- Energy Rating E-50
- Council Tax Band - D



Brief Description

The property is offered to the market with No Upward Chain, and does need some modernisation, but offers you the chance to create a spacious, cosy cottage home with the added benefit of a good-size cottage garden. The Accommodation provides an Entrance Hallway, Lounge with beams, a Dining Room with feature brick fireplace that opens through to the Breakfast Kitchen - which has a good range of units and French doors out to the rear Patio. Off the Kitchen, a door leads through to the Garage with Utility Room and separate Cloaks/WC. To the first floor are the three Bedrooms and a Bathroom.

There is driveway Parking and a typical Cottage Garden to the rear, with well-established trees and shrubs.

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.



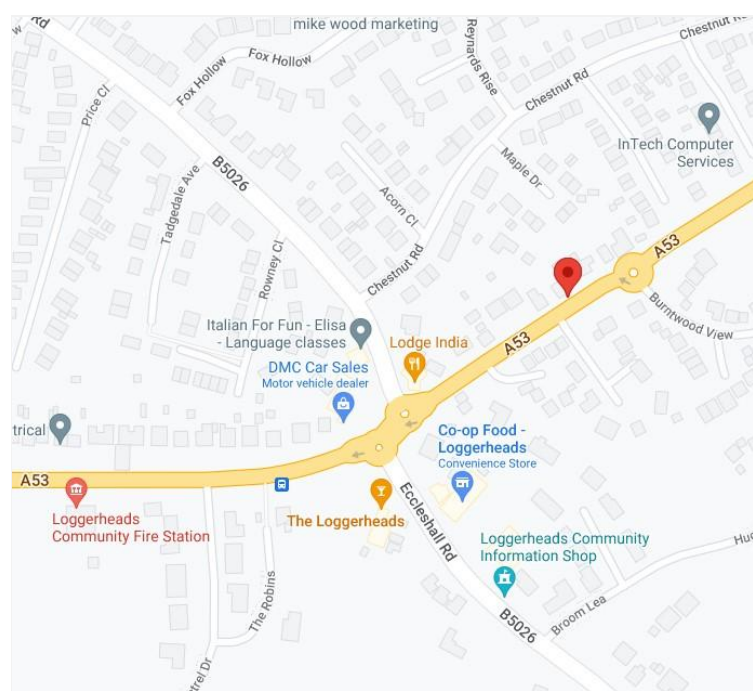
Useful Information

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, Newcastle Under Lyme, ST5 2AG Tel: 01782 717717

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



DIRECTIONS: Leave Market Drayton via the A53 heading towards Newcastle under Lyme. As you enter the village of Loggerheads continue over the two mini roundabouts where the property is located shortly afterwards on the left hand side and 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.

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.

FLOOR PLAN - Not to Scale



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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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