



Helping *you* move



7 Queen Margarets Road, Loggerheads, TF9 4EP

Set in an elevated, south facing position, this Three Bedroom Detached House has spacious Living Accommodation, a large terraced rear and front Garden, Double Garage - and is offered to the market with No Upward Chain.

Offers In Region Of
£300,000

Overview

- Three Bedroom Detached House
- No Upward Chain
- Good-Size Elevated Garden Plot
- Front Porch, Entrance Hall, Cloaks/WC
- Spacious, Dual Aspect Lounge, Dining Room
- Kitchen, Utility, Double Garage
- Principal Bedroom with Built-In Wardrobes
- Two Further Bedrooms, Bathroom
- Council Tax band – E
- EPC Rating - D



Brief Description

The front Porch opens to the central Hallway, with storage cupboard, and a door to the Cloaks/WC. To your left is the Dining Room and to your right is a light and spacious Living Room. The Kitchen has a good range of traditional units with built-in double oven and gas hob with extractor fan oven and large pantry cupboard - and the Utility has space for your fridge freezer, washing machine and dish washer. To the first floor, Bedroom One has a wall of built-in mirrored wardrobes, Bedroom Two is another large Double, Bedroom Three is a good-size Single Bedroom and the Family Bathroom

Externally, the property has gravelled terraced front Garden with a driveway leading up to the Double Tandem Garage and a generous rear Garden that is laid out over three terraces.

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, Pharmacy 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



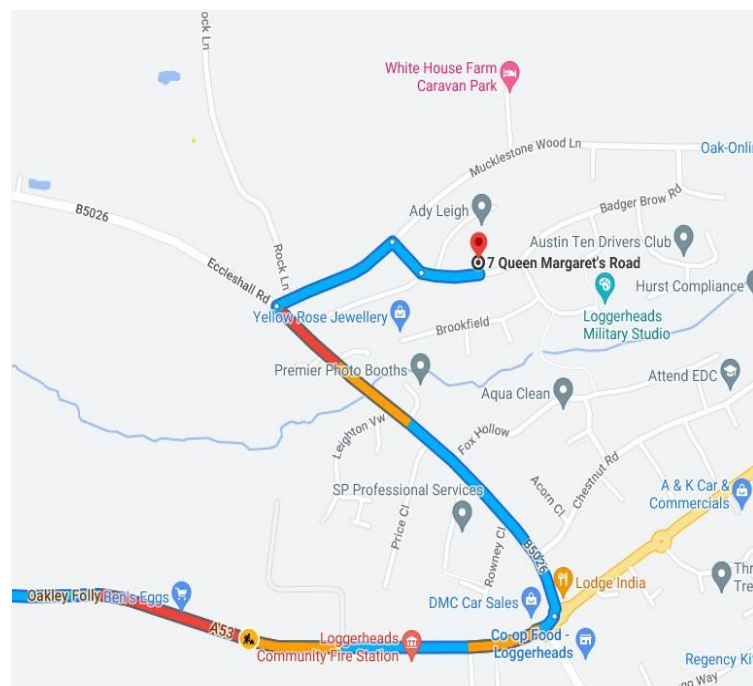
Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that 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 on the A53 towards Newcastle under Lyme. In Loggerheads bear left at the onto Muckleston Road. Turn right into Muckleston Wood Lane, right into Hunters Point. Follow the road round into St Margarets Road where you will find the property on the left hand side and it 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



Total area: approx. 148.7 sq. metres (1600.8 sq. feet)

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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 AGENT: Tower House, Maer Lane,
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