



Helping *you* move



## 6 Rosemill, Loggerheads, TF9 4JP

A Well Presented Three Bedroom Semi Detached House with Driveway & Fully Enclosed Rear Garden that's offered to the market with No Upward Chain

Offers In Region Of  
**£230,000**

## Overview

- Well Presented Semi Detached House
- No Upward Chain
- On Small & Attractive Cul De Sac
- Entrance Hall, Cloakroom/WC
- Generous Lounge/Dining Room
- Modern Breakfast Kitchen
- Three Bedrooms, Family Bathroom
- Landscaped Rear Garden, Driveway Parking, Attached Garage/Workshop
- Council Tax Band – C
- EPC Rating - C



## Brief Description

The deceptively spacious living accommodation provides a welcoming Entrance Hall with a useful built in storage cupboard, Cloakroom/WC, modern Breakfast Kitchen and a generous Lounge/Dining room with French doors leading to the rear Garden. Onto the first floor, and off the Landing area are three Bedrooms (two doubles) and a good-sized family Bathroom with both a bath and a corner shower.

Externally, the property has a wide frontage giving you Parking for two cars and access to the Garage/Workshop which is currently used for storage. To the rear of the property is a fully enclosed, landscaped Garden with paved patio entertaining areas and central lawned area.

## 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.



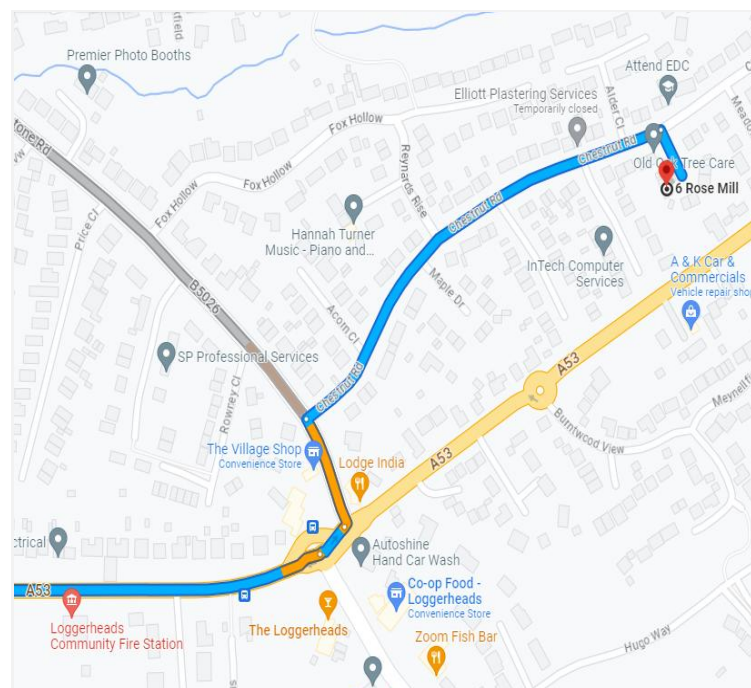
### Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or email the team at: [marketdrayton@barbers-online.co.uk](mailto: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 Tel: 01782 717717

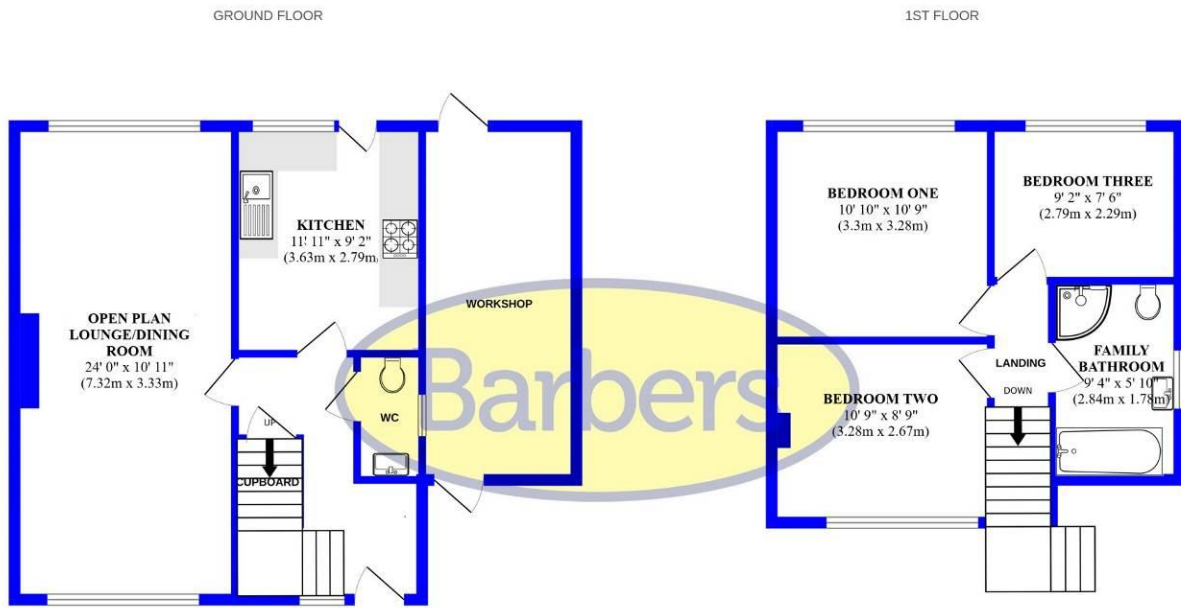
**FOR MORE INFORMATION:** Go to: [www.barbers-online.co.uk](http://www.barbers-online.co.uk)



**DIRECTIONS:** Leave Market Drayton on the A53 towards Newcastle under Lyme and in Loggerheads proceed over the first mini roundabout and take the first turning left at the second roundabout. Turn right into Chestnut Road and then take the fourth turning on the right where you will find the property on the right-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.

**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.



**Not to Scale**  
Please use as a Guideline only

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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