



Helping *you* move



3 Hemp Mill Walk, Loggerheads, TF9 4EY

A beautifully presented Three Storey Six Bedroom Detached House that offers you an impressive Dining Kitchen with central island and tri-fold doors out to the rear Garden, and two En Suite Bedrooms. Offered to the market with No Upward Chain.

Offers in the Region of
£500,000

Overview

- Six-Bedroom Beautifully Presented Detached Family Home
- No Upward Chain
- Entrance Hall, Lounge, Impressive Dining Kitchen
- Principal and Guest Bedrooms with En Suite
- Four Further Bedrooms, Bathroom
- Landscaped Rear Garden with Patio Entertaining Area
- Integral Double Garage, Driveway Parking
- Council Tax Band – F
- EPC Rating - C



Brief Description

To the ground floor is the Entrance Hall and to your left is the spacious Lounge – and to the rear is the impressive Dining Kitchen with a large central island with breakfast bar, Franke sink, integrated dish washer, bin store, microwave and 5-burner gas hob with extractor fan over, media wall, integrated fridge freezer and double oven, and a walk-in pantry and Utility Room. Tri-fold doors open to the rear Garden and there's a further door to the Garage and another to the Cloaks/WC.

To the first floor is the Principal Bedroom with an En Suite Shower Room. One of the Bedrooms on this floor is currently used as a Dressing Room and another is presented as a Home Office, a further double Bedroom and the newly updated Family Bathroom with walk-in shower and free-standing bath. Moving to the top floor, and there's two double Bedrooms off the Landing area, one with an En Suite Shower Room.

Externally, there's Driveway Parking for three cars and a rear Garden which with a large Indian Stone patio entertaining area, lawned area and a raised bed set behind a retaining wall. To one side of the house is a long Garden store - perfect for bikes and your lawn mower.

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.



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 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.

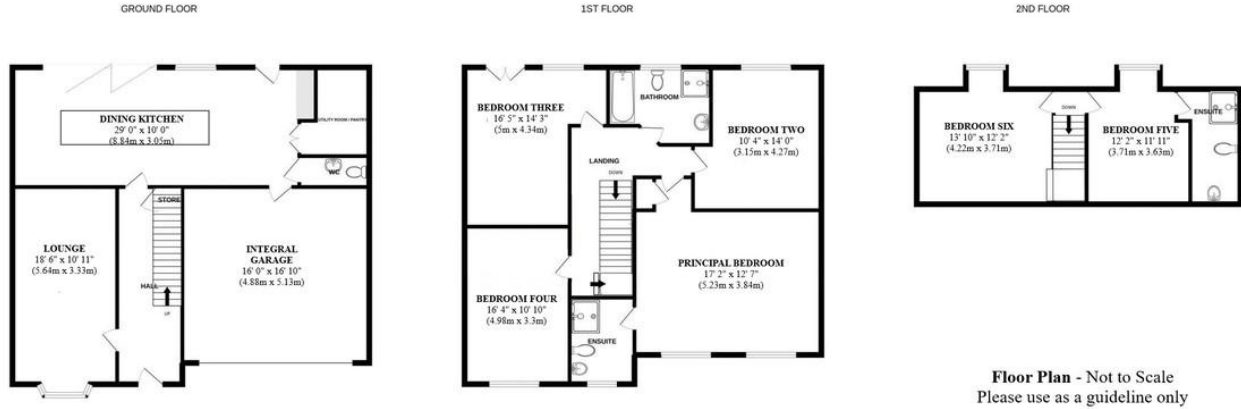
LOCAL AUTHORITY: Newcastle Borough Council, Newcastle Under Lyme, Staffordshire, ST5 2AG Tel: 01782 717717



DIRECTIONS: From Market Drayton take the A53 towards Loggerheads and Newcastle-under-Lyme. At the first mini-roundabouts in Loggerheads turn left on Mucklestone Road and approximately 600 yards on your right is Hemp Mill Walk and the property is the second one on your left in the cul-de-sac.

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.



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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