



Helping *you* move



2 Beech Grove, Loggerheads, TF9 4BW

A Three Bedroom Semi-Detached House in this highly popular residential area, with spacious Dining Lounge, modern Kitchen, Garage, Driveway Parking and Rear Garden.

Offers in the Region of

£220,000

Overview

- Three Bedroom Semi-Detached House
- Highly Popular Residential Area
- Entrance Hall, Cloaks/WC
- Spacious Dining Lounge, Kitchen, Utility
- Three Bedrooms, Family Bathroom
- Enclosed Rear Garden with Patio, Lawn & Raised Beds
- Garage, Driveway Parking
- Council Tax Band – C
- EPC Rating - D



Brief Description

The front door opens to the Hallway with a door through to the Cloaks/WC and a further door opens to the spacious Dining Lounge with inset fireplace. An archway from the Dining Lounge leads through to the Kitchen which has a good range kitchen units, an electric 'Range' style cooker, integrated dishwasher and space for your fridge and freezer. Off the Kitchen is the Utility Lean-to with plumbing for your washing machine and space for your tumble dryer. To the first floor is a Landing area with loft access, a generous Principal Bedroom, two further Bedrooms and the Family Bathroom.

Externally, the property has a small front Garden, a driveway that leads along the side of the property to the single Detached Garage - and there's a mature rear Garden with patio, lawn and raised sleeper beds.

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



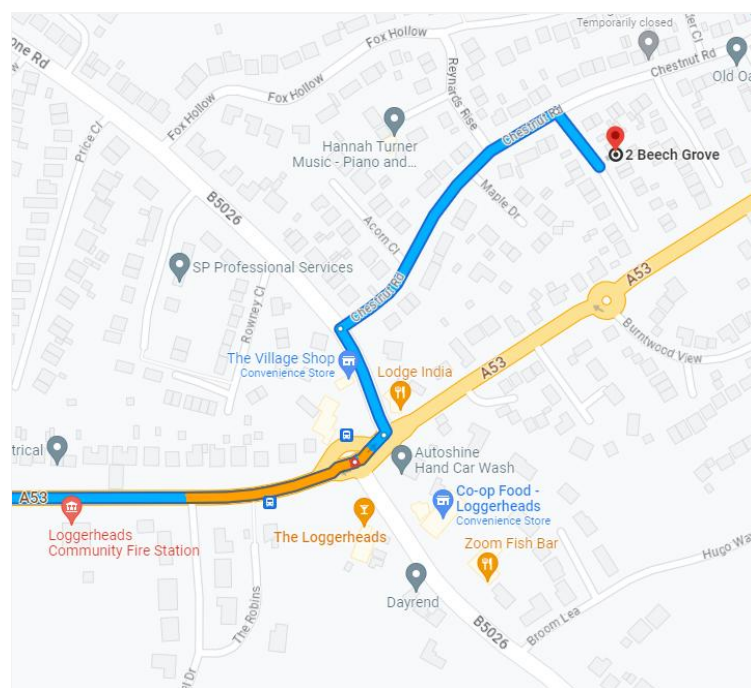
Useful Information

TO VIEW THIS PROPERTY: Please contact 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



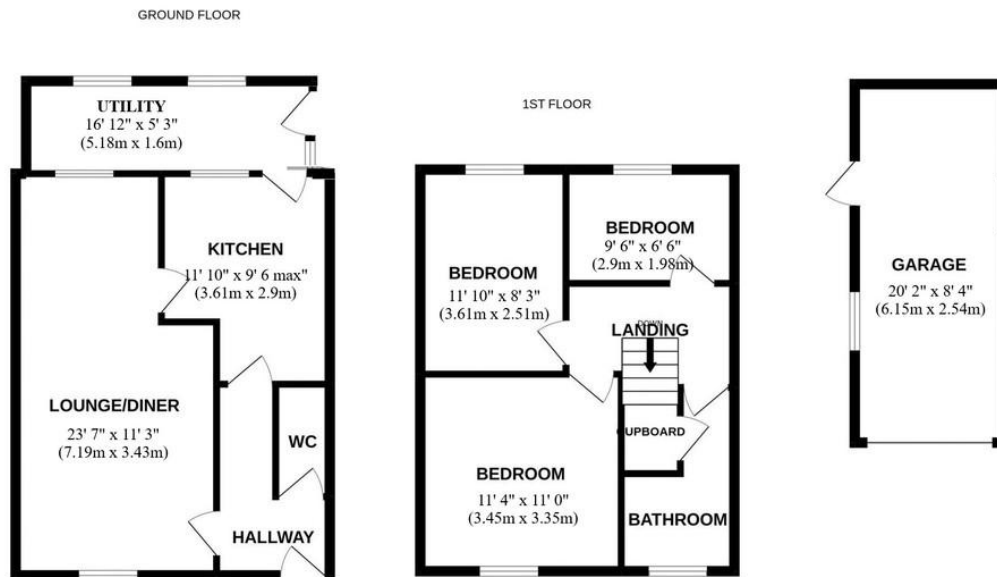
DIRECTIONS: From Market Drayton take the A53 towards Loggerheads and Newcastle-under-Lyme. After 4.4 miles, at the second mini-roundabout go left on Mucklestone Road - and then first right on Chestnut Road. Take the second right into Beech Grove where you will find the property on the left-hand side which can be identified by our For Sale sign.

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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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.

BARBERS ESTATE AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

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www.barbers-online.co.uk