



Helping *you* move



## 5 Maple Drive, Loggerheads, TF9 4BN

A very nicely presented Three Bedroom Semi-Detached House with a smart, new Dining Kitchen, spacious Lounge with Log Burner, Detached Double Garage, Driveway Parking - and a larger-than-average rear Garden with Patio Areas, a super Timber Decked Entertaining Area and Summerhouse.

Offers In Region Of  
**£250,000**



## Overview

- A Three Bedroom Semi-Detached House on a Large Corner Plot
- Far-Reaching Views
- Entrance Hall, Ground Floor WC
- Spacious Lounge with Log Burner
- Smart, Modern Dining Kitchen
- Three Bedrooms, Bathroom with Walk-In Shower
- Large Lawned Garden, Mature Raised Beds
- Patio Areas, Timber Deck with Summer House
- Council Tax Band – C
- Energy Rating - D



## Brief Description

The Entrance Hall has stairs to the first floor and door to the ground floor WC. The modern Dining Kitchen has an excellent range of blue cabinets offset by the marble-effect work surfaces over and from the Dining Area double French doors open to the rear Garden. Double oak doors open through to the spacious Lounge with a newly-installed Log Burner set in a feature fireplace. To the first floor are two Double Bedrooms, a Single Bedroom and the smart Bathroom with both a bath tub and a walk-in double shower.

The property has a Detached Double Garage with an electric remote controlled up-and-over door and there's a very large rear Garden with Patio area, a large lawn set behind a retaining wall, raised timber beds and steps lead up to an impressive raised timber deck with a Summerhouse with light and power.

## 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



### TO VIEW THIS PROPERTY

By arrangement with the Agents Office at Tower House, Maer Lane, Market Drayton, TF9 3SH

Tel: 01630 653641 or email:

marketdrayton@barbers-online.co.uk

### SERVICES

We are advised that mains electric, water and drainage are available with gas fired central heating. 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, Civic Offices, Merrial Street, Newcastle Under Lyme, Staffordshire, ST5 2AG Tel: 01782 717717

Tel: 01782 717717



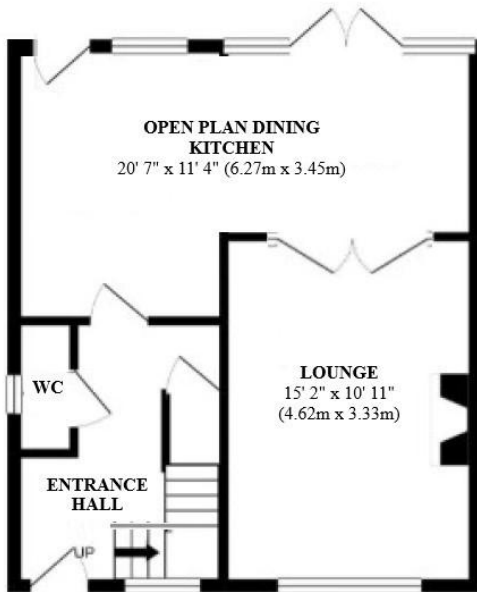
**DIRECTIONS:** From Market Drayton, take the A53 towards Loggerheads and Newcastle-under-Lyme. After 4.4 miles, go left at the mini-roundabouts on Mucklestone Road - and then first right on Chestnut Road. After 200 yards turn right on Maple Drive where you will find the property at the end of the cul-de-sac, 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.

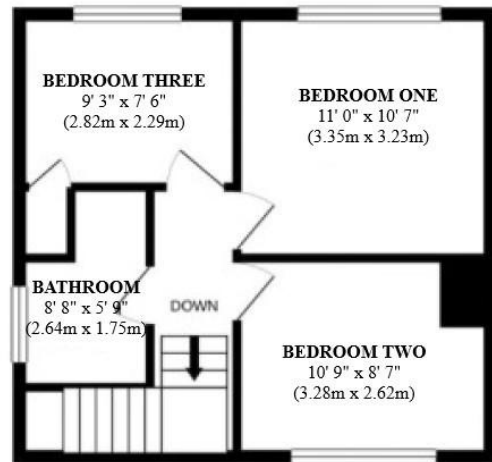
**AML REGULATIONS:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

# Helping *you* move

GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



Floor Plan - Not to Scale  
Please use as a Guideline Only

TOTAL FLOOR AREA : 850 sq.ft. (78.9 sq.m.) approx.

All data every effort has been made to ensure the accuracy of the floor plan, measured levels, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, so shown and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.  
Made with MyPlan 02020

## Summer Photos



## 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 AGENTS

Tower House, Maer Lane, Market Drayton,  
TF9 3SH Tel: 01630 653641 or email:  
marketdrayton@barbers-online.co.uk

