



Helping *you* move



16 Burntwood View, Loggerheads, TF9 4GZ

Attractive Modern Three Bedroom Detached House with spacious Living Accommodation including Lounge and separate Dining Room, a Landscaped Rear Garden, Garage and Driveway Parking - with No Upward Chain.

Offers In Region Of
£315,000

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Overview

- Attractive Modern Detached House
- No Upward Chain
- Hallway, Cloaks/WC
- Breakfast Kitchen, Utility Area
- Lounge, Dining Room
- Three Good-Size Bedrooms, Bathroom
- Landscaped Rear Garden with Patio, Integral Single Garage, Driveway Parking
- Council Tax Band -C
- Energy Rating - D



Brief Description

To the front of this attractive property is a part-lawned Garden with wide Driveway that leads up to the single Integrated Garage giving you Parking for 2-3 cars. The spacious accommodation to the ground floor includes the Hallway, Cloaks/WC, Breakfast Kitchen with Utility, Lounge and a Dining Room with French doors out to the rear Garden. To the first floor is the Principal Bedroom with Dressing Area and En Suite, a further Double Bedroom, generous Single Bedroom and the Bathroom.

Externally, the property has a well-maintained, landscaped terraced rear Garden with patio, gravelled seating area and lawn, with steps up to a further gravelled seating area. A paved path runs to the side of the property where a gate opens to the Driveway.

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 Tel: 01782 717717

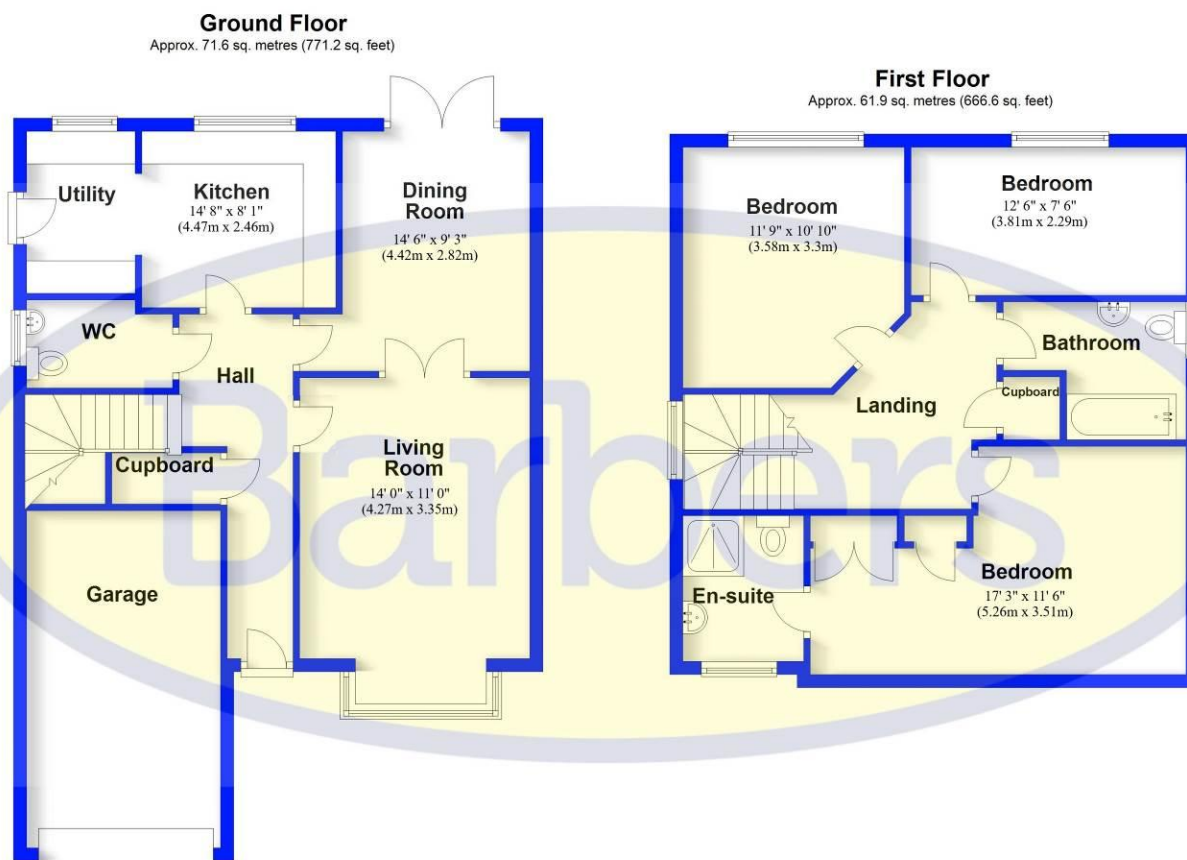
FOR MORE INFORMATION: Go to: www.barbers-online.co.uk



DIRECTIONS: From Market Drayton take the A53 towards Loggerheads and Newcastle-under-Lyme. In Loggerheads go straight over the first two mini roundabouts and at the third roundabout turn right onto Burntwood View and keep right where you'll see the property 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.



Total area: approx. 133.6 sq. metres (1437.7 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only 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.

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