



Helping *you* move



1 Pheasant Walk, Loggerheads, TF9 2QZ

An individually designed Four Bedroom Detached House set on a large Garden Plot with a smart Open Plan Kitchen/Dining/Living Room with Bi-folding doors out to the Garden, Study, Lounge, separate Dining Room and two En Suite Bedrooms.

Offers In Region Of
£635,000

1 Pheasant Walk

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Overview

- Individually Designed Four Bedroom Detached House
- Entrance Hall, Large Lounge, Study, WC, Dining Room
- Smart, Open Plan Kitchen/Dining/Family Room, Utility, WC
- Principal & Guest Bedrooms with En Suite Shower Room
- Two Further Double Bedrooms, Bathroom, Shower Room
- Generous Garden, Double Carport, Driveway Parking
- C/Tax Band - G, EPC Rating - C



Brief Description

Tucked into a gorgeous woodland garden plot, this lovely property offers you a Reception Hall, a very spacious Lounge, a Study, Cloakroom and a large Dining Room with patio doors to the rear Garden. Off the Inner Hall is the Utility, a further WC, and the most gorgeous Open Plan Kitchen/Living/Dining Room with Bi-fold doors out to the front Garden. Heading to the first floor, and the Bedrooms are set around the central Gallery Landing which has Loft access. The Principal Bedroom has an En Suite with corner shower and Bedroom Two has an air-conditioning unit and an En Suite Shower Room. There are two further Double Bedrooms, both with built-in wardrobes, a Shower Room and a Bathroom.

Externally, to the front is a double brick-and-timber double Carport and space to park a further 3-4 cars and a lawned Garden with patio. To the rear is a generous Garden with large central lawn, with mature trees and shrubs.

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 mains water, drainage and electricity services are available with gas 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 Tel: 01782 717717

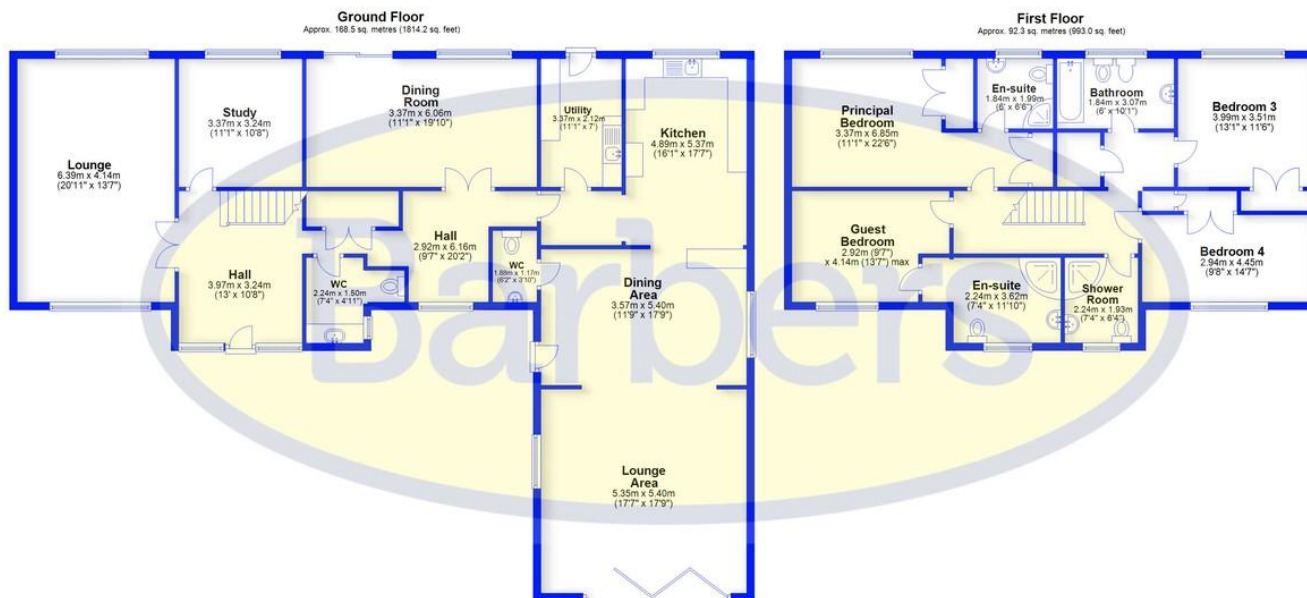
FOR MORE INFORMATION: Go to: www.barbers-online.co.uk



DIRECTIONS: From Market Drayton take the A53 towards Loggerheads and Newcastle under Lyme. In Loggerheads, just after the Fire Station, turn right on Kestrel Drive, then keep left at the village green and turn left into Pheasant Walk where the property is on the left.

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. 260.8 sq. metres (2807.2 sq. feet)

Plan produced by www.firstpropertyervices.co.uk. We accept no responsibility for any mistakes or inaccuracies contained within the floorplan. The floorplan is provided as a guide 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.

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



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.