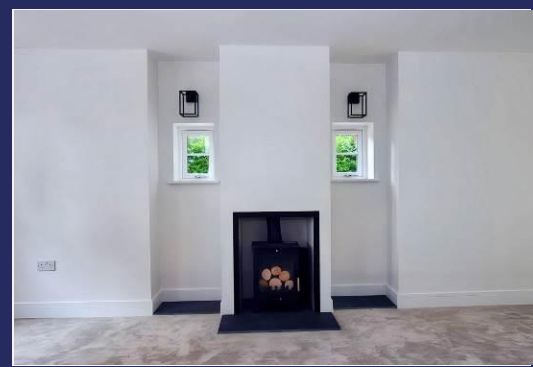




Helping *you* move



Oak View, Loggerheads, TF9 4PH

A stylish, individually designed Five Bedroom Detached House with very spacious Lounge and Open-Plan Dining Kitchen, two En Suite Bedrooms and Off-road Parking - and offered to the market with No Upward Chain.

Offers In Region Of
£514,500

Overview

- Individually Designed Five Bedroom Detached House
- New Build, No Upward Chain
- Reception Hall, WC, Utility
- Lounge with Bi-Fold Doors and Log Burner, Open Plan Dining Kitchen with Central Island & Bifold Doors
- Two En Suite Bedrooms, one with Walk-In Wardrobe, Three Further Double Rooms, Bathroom
- Off Road Parking, Gardens
- Council Tax Band – F
- Energy Rating - B



Brief Description

The generous accommodation includes the Reception Hall with oak doors and stairs with a glass balustrade, Cloaks/WC, Utility and a very spacious Lounge with log-burning stove and bifold doors that open to the rear patio. The Open Plan Dining Kitchen is a really impressive space, with integrated Neff appliances, a large central island and two sets of French doors. To the first floor and the Principal Bedroom has dual aspect windows, a large walk-in wardrobe and an En Suite with corner shower. The Guest Bedroom has an En Suite Shower Room, and then there's three further Double Bedrooms and the Family Bathroom with shower over the P-shaped bath.

Externally, there's a gravelled driveway giving you off-road Parking for 3-4 cars and a lawned Garden with mature trees and shrubs. A paved patio area runs for the full width of the rear of the property and leads your round to the enclosed garden to the right of the property.

Location

Set to the edge of Loggerheads, 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 Nantwich, 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 oil-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 Tel: 01782 717717

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



DIRECTIONS: From Market Drayton take the A53 to Loggerheads. In Loggerheads, stay on the A53 over the three mini-roundabouts and then the property is approximately 500 yards on your right and 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. 197.4 sq. metres (2124.3 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the development/apartments/houses. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product and specification may vary.
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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