



Helping *you* move



1 Avon Grove, Loggerheads, TF9 4EA

Set on an enviable corner Garden Plot, 1 Avon Grove has two large Double Bedrooms, one with En Suite, Lounge and Snug/Dining Room and a Double Garage with electric roller door - with the added benefit of being offered to the market with No Upward Chain.

Offers In Region Of
£335,000

Overview

- Two Bedroom Detached Bungalow on a large Corner Garden Plot
- No Upward Chain
- Entrance Hall, Spacious Lounge, Snug/Dining Room
- Conservatory, Breakfast Kitchen
- Two Double Bedrooms, one with En Suite, Bathroom
- Wrap Around Gardens to Three Sides
- Driveway, Car Port, large Garage
- Council Tax Band – D
- Energy Rating - D



Brief Description

The Entrance Porch opens to the inner Hall and the generous Lounge has a fireplace and a feature corner window. An archway from the Lounge opens to the Snug/Dining Room which has sliding patio doors out to the Conservatory. The Breakfast Kitchen has a good range of Shaker-style units with an integrated single oven with hob and extractor fan over, space for your washing machine, slimline dishwasher and a tall fridge freezer, and Porch opens to the side of the property.

Bedroom One is a really good-size double room – it was previously two Bedrooms and could be returned to this, and Bedroom Two is another generous Double Room with a walk-in wardrobe and En Suite, and there's a Family Bathroom.

Externally, the property is on a really generous Garden Plot with large lawns to the front and side, an enclosed rear Garden with patio, wide paved Driveway leading to a covered Carport and a large Garage with light, power and an electric roller door.

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.



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

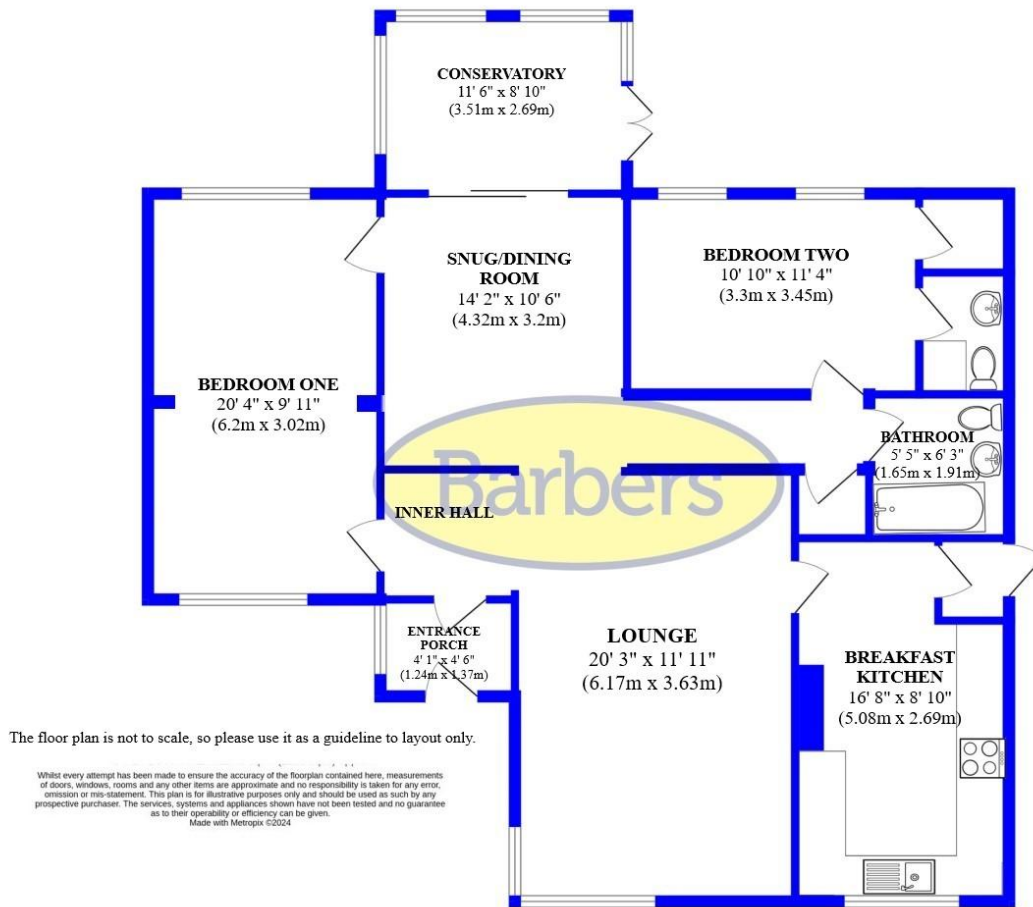
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this



DIRECTIONS: From Market Drayton take the A53 to Loggerheads and at the mini-roundabouts turn left on Mucklestone Road. Take the fifth right hand turn on Mucklestone Wood Lane, the fifth right on Derwent Drive - bear left onto Avon Grove where the property is on the corner plot 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.



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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.

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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,
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