



Helping *you* move



## 2 Oaktree Drive, Loggerheads, TF9 4PG

An impressive Five Bedroom Detached House with spacious accommodation including Three Reception Rooms plus Conservatory, Dining Kitchen, Principal Bedroom with En Suite, Double Garage and Garden - that's offered to the market with No Upward Chain.

Offers In Region Of  
**£560,000**



## Overview

- Five Bedroom Detached House
- No Upward Chain
- Entrance Hall, Dining Kitchen, Utility, Lounge, Snug, Dining Room & Conservatory
- Principal Bedroom with En Suite Bathroom, main Bathroom, Jack'n'Jill Shower Room
- Double Garage, Driveway Parking
- Enclosed Rear Garden with large Patio Entertaining Space
- Council Tax Band - G, Energy Rating - D



## Brief Description

To the ground floor is the Entrance Hall, generous Lounge with French doors out to the Conservatory, a large Dining Room and a Snug/Sitting Room that would also make a great Home Office, Dining Kitchen with an excellent range of units with integrated appliances and French doors out to the rear Patio, Utility housing the wall-mounted Glow Worm combination boiler, the ground floor WC and a door that opens to the Double Garage which has light, power, and an electric roller door.

To the first floor is the Gallery Landing, Principal Bedroom with two double built-in wardrobes and an the En Suite Bathroom. Bedrooms Two and Four both have built-in wardrobes and share a Jack'n'Jill Shower Room, and Bedroom Five is a large space over the Garage with Velux windows, Bedroom Three also has built-in wardrobes, and the main Bathroom has both a bath and shower.

To the rear of the property is an enclosed rear Garden with a lawn that wraps round to the side of the property, and a large patio entertaining space and a large garden shed, with the wide block paved driveway and landscaped gardens to the front.

## Location

Set just off the A53 on a small cul-de-sac within walking distance of local amenities. 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.



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](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that all mains 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

**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, going straight over the three mini-roundabouts in Loggerheads and then Oak Tree Drive is approximately 750 meters on your right and can be identified by our For Sale sign.

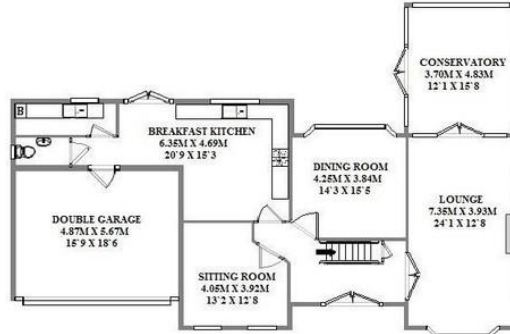
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are 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.





FIRST FLOOR



GROUND FLOOR

**Floor Plan Not to Scale**  
Please use as a Guideline to  
Layout only



2 Oaktree Drive, Loggerheads TF9 4PG Approx floor area 253.61 sqm (2730sq ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any confusion or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be made.  
\*From: The Home Energy Curiosity Ltd @ 2015



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

