



Helping *you* move



31 Price Close, Loggerheads, TF9 4DF

A lovely light and spacious Three Bedroom Detached Bungalow with modern Kitchen and Shower Room, generous Garage with electric roller door, rear Garden and Driveway Parking.

Offers In Region Of
£315,000

Overview

- Spacious Three Bedroom Detached Bungalow
- Highly Desirable Residential Area
- Entrance Hall, stylish Kitchen, Shower Room
- Spacious Lounge Diner with Patio Doors
- Two Double & One Single Bedrooms, Modern Shower Room with Wet Room-style Shower
- Rear Garden with Timber Deck, Garage, Driveway Parking
- Council Tax Band - C, Energy Rating - B



Brief Description

The property has a wide Driveway to the front that leads up to the Garage, giving you parking for 3-4 cars, with a well-tended rear Garden with timber deck, patio and central lawned area.

Internally, the accommodation is set around a central L-shaped Hall, with oak flooring that runs throughout most of the property. To your right is the bright and inviting Lounge featuring stunning floor-to-ceiling windows with a sliding door, a log-burning stove adding warmth and charm, and there's plenty of space for your dining table – and the original parquet flooring adds character to this lovely room. There are two Double and one Single Bedrooms and a smart, modern Shower Room with walk-in wet-room style double shower.

Location

Loggerheads is a popular village on the Shropshire/Staffordshire borders, creating a unique blend of countryside living with great access to local towns such as Market Drayton, Nantwich and Newcastle-under-Lyme.

Combined with the neighbouring village of Ashley, Loggerheads 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

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

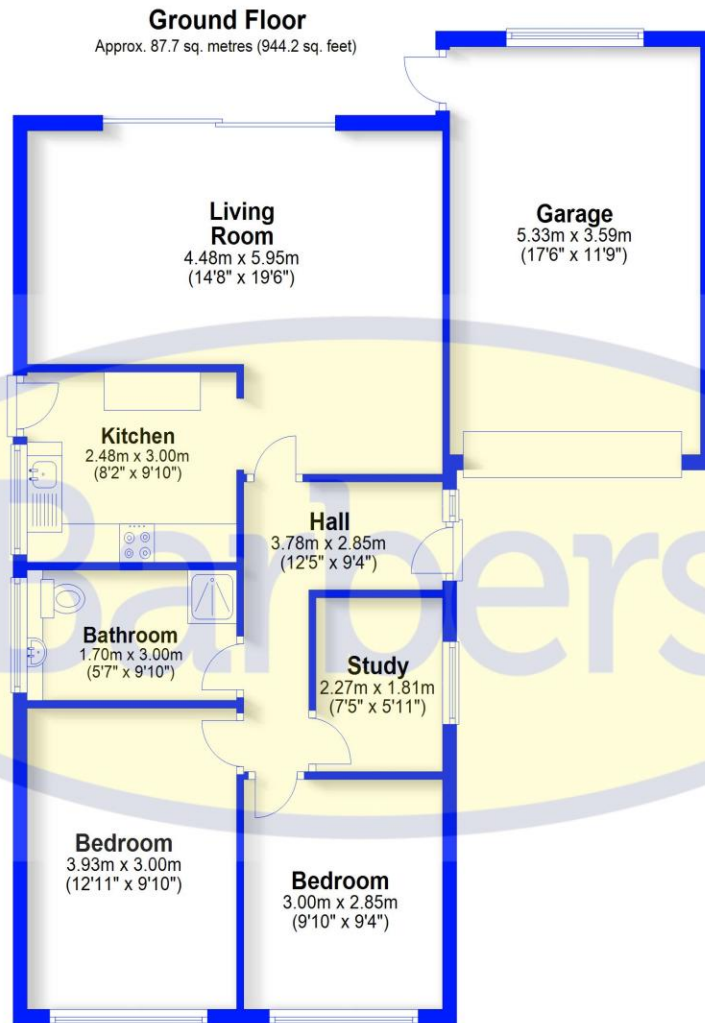
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: Leave Market Drayton via the A53 heading toward Newcastle. Upon entering Loggerheads turn left into Mucklestone Road and Price Close is the third turning on the left. The property is on the right hand side 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. 87.7 sq. metres (944.2 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy 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.

Get in touch today! Tel: 01630 653641

**BARBERS ESTATE AGENT: Tower House, Maer Lane,
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Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk**



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.