



Helping *you* move



2 Landmark Close, Loggerheads, TF9 4FR

A stylish, beautifully presented Four Bedroom Detached House with spacious Living Accommodation, a Principal Bedroom with En Suite, front and rear Gardens, a Garage Store housing a Gym, and Driveway Parking.

Offers In Region Of
£325,000

2 Landmark Close Loggerheads TF9 4FR

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Overview

- A Light & Spacious Four Bedroom Detached House on a Generous Corner Plot
- Entrance Hall, Inner Hall & Guest WC, Lounge with Bay Window, Smart Dining Kitchen with French doors & Integrated Appliances
- Principal Bedroom with En Suite, Bathroom, Three Further Bedrooms
- Garage Store, Driveway Parking, Front and Rear Gardens,
- Council Tax Band - E, Energy Rating - B



Brief Description

To the ground floor is the Hallway with stairs to the first floor, the light and spacious Lounge with a bay window overlooking the front Garden and the Inner Hall with a large Guest WC. The Dining Kitchen has an excellent range of smart, Shaker-style units with quartz work surfaces, integrated dishwasher, washing machine, fridge, freezer, microwave and oven, a 5-burner gas hob with extractor fan over, and French doors out to the rear Garden.

The Bedrooms are set around the wide Landing with Loft access. The Principal Bedroom has a built-in double mirrored wardrobe and an En Suite Shower Room and there's a modern Family Bathroom. Bedroom Two is another generous Double Bedroom with Bedrooms Three and Four both currently presented as Home Offices.

Externally, the property has a wide front Garden with Parking for three cars. The Garage has been converted into a Storeroom a Gym. The rear Garden has a large lawn, patio and a gate leading directly to the footpath that leads to The Burntwood.

Location

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

Loggerheads has a Co-Op Supermarket, Primary School, Post Office, Library, Hairdressers, Pub, Café, Take Aways – and in the neighbouring village of Ashley there is a Doctors' Surgery and popular Village Pub.



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 take the first right onto Landmark Close, and immediately right along the front of the properties with No 2 being the last one on your left and identified by our For Sale sign.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

GROUND FLOOR



FIRST FLOOR



Barbers

This Floor Plan is Not to Scale
Please use as a Guideline to Layout Only
All measurements and placement of fixtures, fitting etc., are approximate

Barbers



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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