



A spacious detached bungalow situated in a select development for over 55's in the popular village of Loggerheads. Briefly comprising; Lounge, kitchen, dining room, conservatory, bedroom and bathroom. Benefitting from communal gardens and allocated parking.





## LOCATION

1 Pine Court is situated in a select development of detached bungalows for over 55's, set within the popular village of Loggerheads being within walking distance of the wide range of amenities such as convenience store, butchers, post office, hair dressers, library, chemist, veterinary practice, public house and restaurant. The property is also within walking distance of the local bus service to Market Drayton, Eccleshall and Newcastle-under-Lyme.

## THE ACCOMMODATION COMPRISES:

### 'L' SHAPED HALLWAY

Providing access to loft, storage heater, wood block effect flooring and door into airing cupboard housing immersion tank with slated shelving above.

### KITCHEN

*7' 11" x 8' 6" (2.41m x 2.59m)*

Comprising a range of wooden base units with cupboards and drawers with matching eye level wall cupboards, two spice racks, matching worksurface with tiled surround, inset 1 1/2 bowl sink and drainer with swan neck mixer tap, electric oven with hob and grill, extractor fan above, space and plumbing for washing machine, integrated 'Kippersbusch' freezer, 'Frigidaire' fridge, window to front aspect and tiled floor.



### LOUNGE

*16' 11" into Bay Window x 10' 7" (5.16m x 3.23m)*

Box bay window to front aspect, feature fire surround with inset electric coal effect fire, coved ceiling, television and telephone point, down lighting and storage heater.

### DINING ROOM

*8' 6" x 6' 5" (2.59m x 1.96m)*

Opening into:



### CONSERVATORY

*8' 7" x 11' 6" (2.62m x 3.51m)*

Constructed of part brick elevations with glazed windows to three aspects, door to exterior and wall mounted storage heater.

### BEDROOM 1

*10' 7" max x 12' 2" (3.23m x 3.71m)*

Box bay window to rear aspect, incorporating a range of fitted furniture comprising a 3 mirrored door wardrobe, two chest of drawers, two bed side cabinets with storage above and corner shelving, light with ceiling fan, coved ceiling and storage heater.







## **BATHROOM**

*6' 6" x 5' 5" (1.98m x 1.65m)*

A modern suite comprising panelled bath with mains shower over and smoked glazed shower screen, low level WC, pedestal wash hand basin, shaver socket, heated towel rail, wall mounted fan heater, obscure glazed window to side aspect and fully tiled walls.

## **EXTERIOR**

The property benefits from a communal parking area, with allocated parking spaces for residents and visitors in addition to a communal garden.

## **TENURE**

Leasehold. This should be verified prior to legal commitment to purchase.

## **MAINTENANCE CHARGE**

We are informed by the vendors that there is a £600 per annum maintenance fee (paid quarterly). For this the communal gardens are maintained, the windows are cleaned (exterior only), cutting of the hedges and also includes the property insurance. These details will be confirmed during pre-contract enquiries.





## VIEWING

Strictly by appointment with the Agents' Whitchurch Office on 01948 662281.

## SERVICES

Mains electricity, water and drainage are connected. Electric storage heating.

## SALE PARTICULARS AND PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

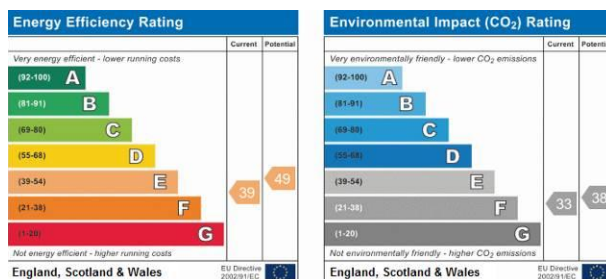
## MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements