



Helping *you* move



4 Sharpland, Loggerheads, TF9 4RN

Set in an excellent position on this established residential development with far reaching views from the front towards the Shropshire countryside. The property offers well maintained accommodation throughout with a secluded, beautifully landscaped garden.

Offers In Region Of
£350,000

4 Sharpland, Loggerheads, Market Drayton, Shropshire, TF9 4RN

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Overview

- Beautifully Presented Detached House on a Gorgeous Garden Plot
- Entrance Hallway, Cloakroom/W.C.
- Breakfast Kitchen, Utility Room
- Light & Spacious Lounge
- Separate Dining Room
- Conservatory Overlooking the Landscaped Rear Garden
- Principal Bedroom with En Suite
- Three Further Double Bedrooms
- Family Bathroom
- Integral Garage, Driveway Parking
- Council Tax Band – D
- EPC Rating - D



Overview

Off the Hallway is the spacious Living room with a bay window and an archway to the Dining Room which has sliding patio doors through to the Conservatory. The Kitchen has a good range of traditional units, with an integrated fridge and single oven with gas hob and extractor fan. From the Utility there's a door out to the side of the property and a further door through to the Cloaks/WC. The Principal Bedroom has a range of built-in wardrobes and an En Suite. There are three further Bedrooms, one with built-in wardrobes and the Family Bathroom.

Externally the Garden is just a lovely space. It's been beautifully landscaped and planted to give you a year-round display within the mature borders. To the front is the integral Garage, Driveway Parking and an attractive lawned Garden.

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. The property is within the catchment area of both The Grove School and Madeley High School.

A more comprehensive range of amenities can be found in Market Drayton approximately 5 miles away. The larger towns of Stafford, Newcastle-under-Lyme, Stoke on Trent and Shrewsbury are all within commutable distance.



Your Local Property Experts

01630 653641



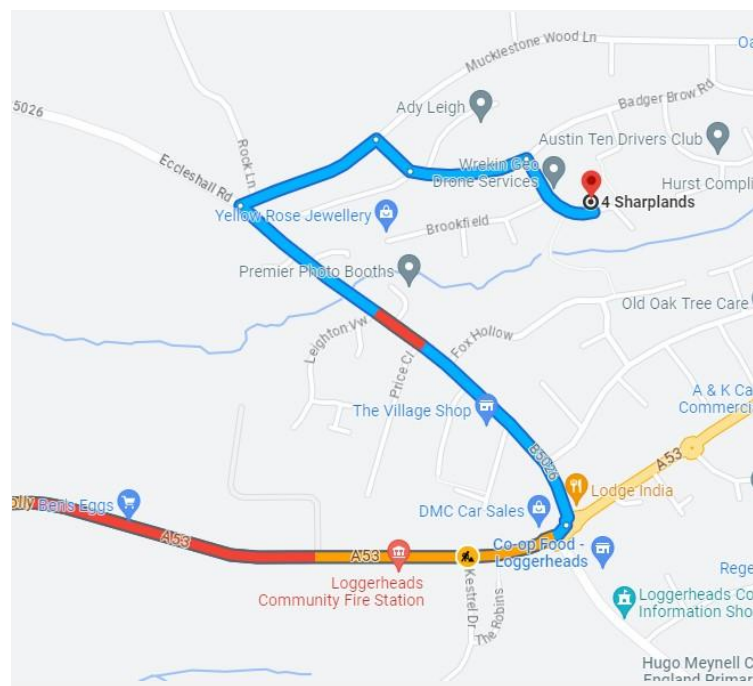
TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

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, Civic Offices, Merril Street, Newcastle Under Lyme, Staffordshire, ST5 2AG Tel: 01782 717717

FOR MORE DETAILS

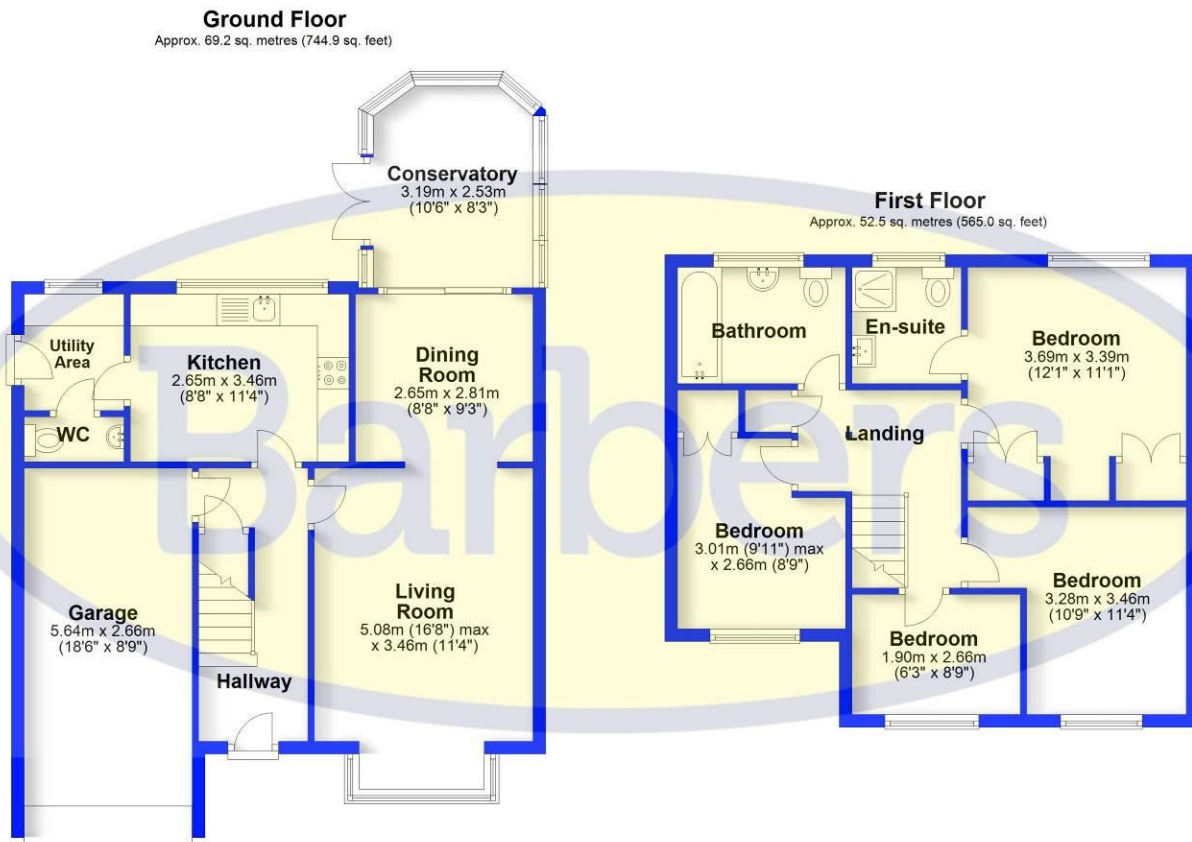
Go to: www.barbers-online.co.uk



DIRECTIONS: From Market Drayton take the A53 towards Loggerheads and Newcastle-under-Lyme. In Loggerheads, bear left and then right on Mucklestone Wood Lane. Take the first right on Hunters Point and then bear left on Queen Margaret's Road, and then right on Sharpland where the property 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. 121.7 sq. metres (1309.9 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

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

