



Helping *you* move



## 7 Burntwood View, Loggerheads , TF9 4GZ

Substantial Five Bedroom Detached House with Conservatory, Principal Bedroom with En Suite, Double Garage good-size rear Garden - and offered to the market with No Upward Chain.

Offers In Region Of  
**£400,000**

## Overview

- Five Bedroom Detached House
- No Upward Chain
- Entrance Hall, Cloaks/W.C., Utility, Kitchen
- Dining Room, Lounge, Conservatory
- Principal Bedroom with En Suite
- Four Further Bedrooms, Bathroom
- Rear Garden, Double Garage, Driveway Parking
- Council Tax Band – E
- EPC Rating - C



## Brief Description

To the ground floor is the central Hallway, Cloaks/WC, Kitchen with a good range of fitted units with built-in double oven with four-burner gas hob and extractor fan over, space for a dish washer, integrated fridge and a door through to the Utility. Returning to the Hallway and there's the Dining Room, Lounge and Conservatory overlooking the pretty rear Garden. To the first floor is the Principal Bedroom with En Suite, four further Bedrooms and the Family Bathroom.

Externally, to the front of the property is a wide driveway leading up to the Double Garage giving you parking for 4-5 cars. You also have steps down to a small lawned area to the left of the property. To the rear of the property is a pretty Garden with a paved patio, central lawned area with mature trees and shrub borders, and a vegetable garden.

## Location

Market Drayton is a busy market town with a weekly Wednesday street market whose charter dates back to 1245. The town has a High School, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops and Supermarkets. There's a good range of sports clubs including Squash, Tennis, Cricket and Football.

A wider range of shops and facilities can be found in via the A53 to Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.



# Your Local Property Experts

## 01630 653641



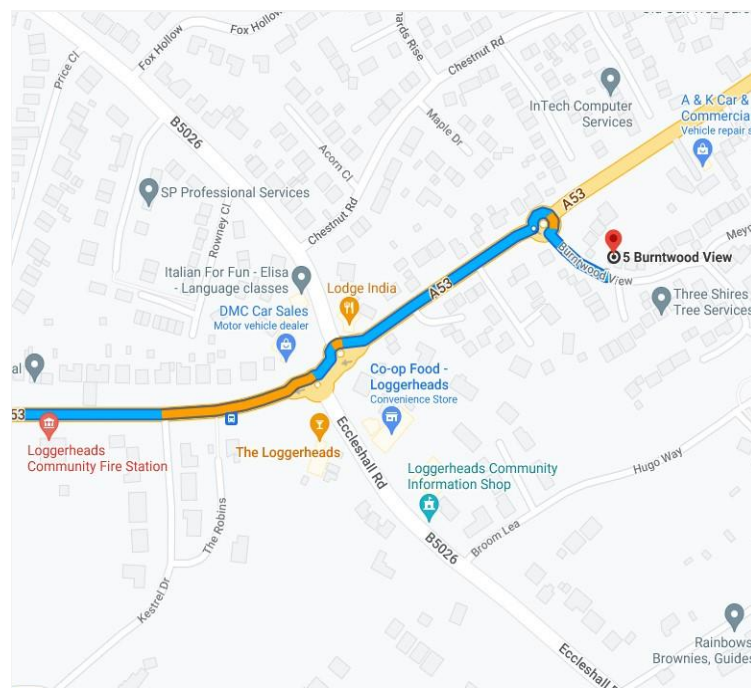
### Useful Information

**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 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, ST5 2AG Tel: 01782 717717

**FOR MORE INFORMATION:** Go to: [www.barbers-online.co.uk](http://www.barbers-online.co.uk)



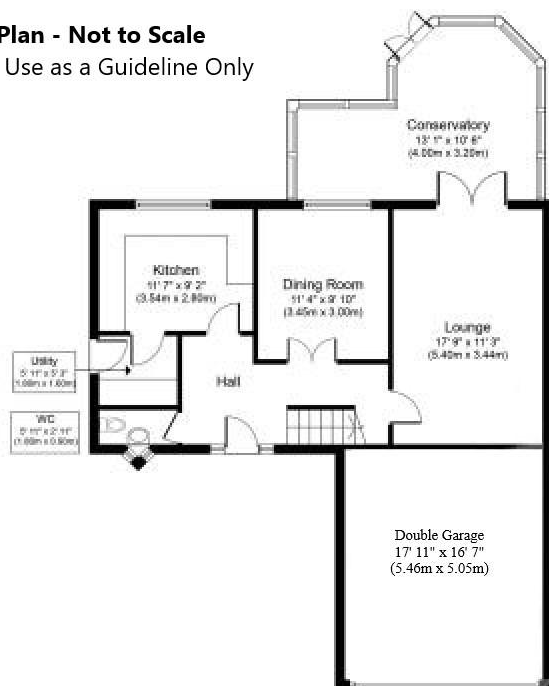
**DIRECTIONS:** From Market Drayton take the A53 towards Loggerheads and Newcastle-under-Lyme. In Loggerheads go straight over the first two mini roundabouts and at the third roundabout turn right onto Burntwood View where you will find the property approximately 200 yards on the left-hand side.

**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.



**Floor Plan - Not to Scale**  
Please Use as a Guideline Only



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 error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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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