



Helping *you* move



## 34 Mucklestone Road, Loggerheads, Shropshire, TF9 4ES

Three Bedroom Detached House on a Substantial Plot - A Superb  
Family Home with Masses of Potential!

Offers In Region Of  
**£375,000**

## Overview

- Detached House on Large Plot
- Entrance Hallway, Utility, Cloaks/wc
- Generous Lounge/Dining Room
- Conservatory, Garden Store
- Kitchen with Breakfast Area
- Superbly Large Garage/Workshop
- Family Bathroom, En-Suite
- Generous Rear Garden
- Large Patio, Garden Store
- Ample Parking
- Popular Village Location
- Energy Rating C-69



*We are delighted to be marketing this three-bedroom detached house which includes a wonderfully large rear garden where the boundary extends all the way up to a babbling stream. Also situated in the popular village of Loggerheads, this unique property has masses to offer with all the added potential that you would ever need and could easily provide a perfect family home. As you enter you will find an entrance hall leading to a very spacious lounge/dining room, conservatory with French doors leading out to the rear patio, kitchen with breakfast area and a superbly large integral garage/workshop with access into a utility/laundry room and cloaks/WC. Moving onto the first floor off the landing space are three double bedrooms, master en-suite shower room and family bathroom with a jet spa bath. Externally there is an ample driveway to the front leading to the garaging. A wall and mature hedge run along the front boundary making it lovely and private. To the rear of the property there is a good-sized paved patio area which provides plentiful space for outdoor entertaining, the huge lawned garden with a wealth of established shrubs and mature trees and a useful garden store and detached summerhouse.*

### LOUNGE

15' 0" x 14' 7" (4.58m x 4.45m)

### DINING ROOM

7' 10" x 7' 6" (2.41m x 2.3m)

### CONSERVATORY

13' 0" x 10' 3" (3.97m x 3.13m)

### CLOAKROOM/WC

8' 9" x 3' 3" (2.68m x 1.0m)

### UTILITY ROOM

8' 9" x 7' 4" (2.68m x 2.25m)

### DINING KITCHEN

11' 8" x 11' 3" (3.58m x 3.44m)

### DOUBLE GARAGE

18' 4" x 17' 5" (5.61m x 5.31m)

### MASTER BEDROOM

8' 0" x 6' 1" (2.44m x 1.87m)

### EN-SUITE SHOWER ROOM

9' 10" x 5' 10" (3.0m x 1.78m)

### BEDROOM TWO

10' 2" x 9' 1" (3.10m x 2.78m)

### BEDROOM THREE

10' 2" x 8' 9" (3.10m x 2.68m)

### FAMILY BATHROOM

8' 0" x 6' 1" (2.44m x 1.87m)



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## LOCATION

Situated within the popular village of Loggerheads which offers a range of amenities such as convenience store, butchers, post office, hairdressers, library, chemist, a highly regarded primary school, public house and restaurant. The property is also within close proximity of the Burntwood which offers pleasant woodland walks. Market Drayton, Shrewsbury, Crewe, Stafford, Stoke on Trent and Newcastle-under-Lyme are within commutable distance and offer a more comprehensive range of amenities.

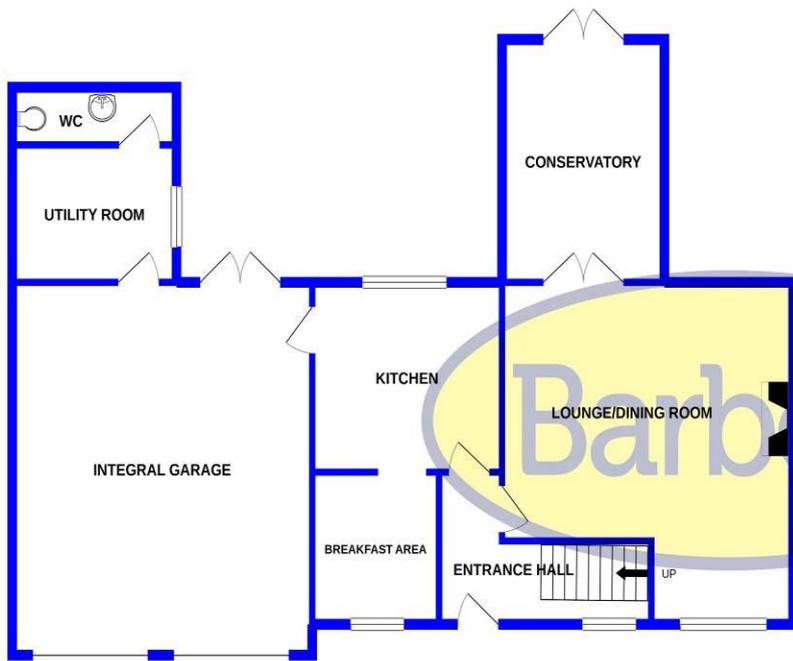


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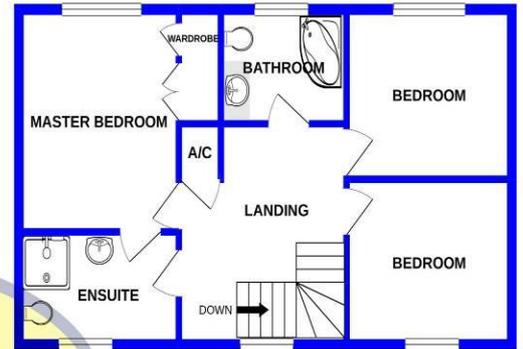
## Directions

Leave Market Drayton on the A53 towards Newcastle-under-Lyme, after 5 miles you will enter the village of Loggerheads, proceed over the first mini island and at the second mini island, turn left into Mucklestone Road where you will find the property on the right hand side which can be identified by our for sale board.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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## SERVICES

We are advised that mains electric, water and drainage are available with gas fired central heating. 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.

## SOLAR PANELS

The sellers have advised us that the solar panels are out rightly owned by them so that the new occupier will benefit from the Feed-in Tariff which will automatically transfer to the new owner.

## 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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

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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!

Market Drayton Residential Sales

Tel: 01630 653641

Email: [marketdrayton@barbers-online.co.uk](mailto: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.