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10 Fox Hollow, Loggerheads, Shropshire, TF9 4DE

Large Four Bedroom Detached House on Very Generous Plot in
Popular Village Location

Offers in Region Of
£375,000

Overview

- Beautifully Presented Detached House
- In Popular Village Location
- On Impressively Large Plot
- Reception Hallway, Double Garage
- Spacious Lounge with Log Burner
- Dining Room, Breakfast Kitchen
- Utility Room, Cloakroom/wc
- Four Double Bedrooms
- Family Bath/Shower Room
- Generous Front & Rear Gardens
- Plentiful Parking
- Energy Rating C-71



This immaculate detached house situated is on an attractive estate in the popular village of Loggerheads. The current owners have ensured that every corner both inside and out are presented to an aesthetically pleasing and tasteful standard throughout. On entry to this beautiful home you will be greeted with a light and airy reception hallway, cloakroom/wc, a wonderfully large dual aspect lounge with a bay window to the front and French doors leading onto the rear patio area and also with a feature log burner fireplace. Continuing on you will find a separate dining room, a modern breakfast kitchen and a utility/laundry room. Moving onto the first floor off the galleried landing area there are four double bedrooms and a luxurious family bathroom with a walk-in shower and under floor heating. The property sits on a wonderfully large plot so that the outside space will also not fail to impress you. There is plentiful space for parking with a wide driveway and parking area positioned in front of the detached double garage. The front of the property also includes attractive grey slate areas housing a range of established shrubs and specimen trees and a very generous lawn and garden. To the rear you will find the paved patio which continues all along the rear to the hot tub which is also included! Furthermore there is a raised lawn with conifer edging providing a good sense of privacy, beautifully stocked flower borders and a rockery bed. To the side of the property there is a greenhouse, timber shed and log store.

RECEPTION HALLWAY

10' 0" x 8' 5" (3.05m x 2.57m)

CLOAKROOM/WC

6' 1" x 2' 7" (1.85m x 0.79m)

LOUNGE

24' 5" x 12' 11" (7.44m x 3.94m)

BREAKFAST KITCHEN

13' 0" x 9' 9" (3.96m x 2.97m)

DINING ROOM

12' 7" x 10' 0" (3.84m x 3.05m)

UTILITY ROOM

10' 2" x 6' 9" (3.1m x 2.06m)

LANDING AREA

13' 8" x 11' 1 max" (4.17m x 3.38m)

BEDROOM ONE

14' 0" x 12' 2 max" (4.27m x 3.71m)

BEDROOM TWO

12' 0" x 9' 5" (3.66m x 2.87m)

BEDROOM THREE

9' 5" x 8' 11" (2.87m x 2.72m)

BEDROOM FOUR

7' 10" x 7' 9" (2.39m x 2.36m)



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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, hair dressers, 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 via the A53 heading towards Newcastle under Lyme. Upon entering Loggerheads continue straight over the first mini island and then turn left at the second island onto Muckleston Road. Carry straight on and Fox Hollow is the second turning on the right, continue straight where you will find the property on the right hand side.

FLOOR PLAN TO FOLLOW

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.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

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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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.