



Helping *you* move



**Brockside, Mucklestone Wood Lane,
Loggerheads, TF9 4ED**

Two Bedroom Detached Bungalow (with option to revert to Three Bedroom) on Large Corner Plot WITH NO UPWARD CHAIN!

Offers in Region Of
£300,000

Overview

- Detached Bungalow on Large Plot
- Offered With No Upward Chain
- Enclosed Front Porch, Entrance Hall
- Large Open Plan Lounge/Dining Room
- Conservatory, Detached Garage
- Recently Fitted Kitchen
- Bathroom, Master En-Suite
- Two Double Bedrooms
- Attractive Rear Patio
- Impressive Views
- Energy Rating D-68



Being offered with no upward chain, this superb two bedroom detached bungalow (with option to revert to Three Bedrooms) is positioned on a generous corner plot in the popular village of Loggerheads and offers generous proportions both inside and out. The living accommodation includes an enclosed front porch which then leads into the L-shaped entrance hallway which has a useful built in storage cupboard and provides access to a wonderfully large open plan lounge/dining room which has patio doors leading into the conservatory where far reaching views of the village and beyond can be enjoyed. Continuing on you will find a recently modernised kitchen with sleek units and integral appliances, a good sized bathroom and the two bedrooms. The large master bedroom includes a good range of fitted cupboards and wardrobes and has its own en-suite shower room, plus there is an option to divide this room, thereby creating a third bedroom/study, as per the original build. Externally you will find gardens that encompass the front, side and rear of the property which are mainly laid to lawn with conifers and shrubs that allow a sense of privacy plus the added bonus of a detached double garage and driveway parking located at the side of the property. Here there is gated access to the attractive rear garden which is mainly paved and includes a range of well stocked flower beds, mature shrubs and a raised patio area where the far reaching views can be enjoyed.

ACCOMMODATION

ENTRANCE/INNER HALLWAY

17' 3 max" x 10' 6" (5.26m x 3.2m)

LOUNGE/DINING ROOM

29' 3" x 11' 2" (8.92m x 3.4m)

KITCHEN

10' 4" x 9' 10" (3.15m x 3m)

CONSERVATORY

18' 8" x 9' 6" (5.69m x 2.9m)

MASTER BEDROOM

18' 5" x 11' 6" (5.61m x 3.51m)

BEDROOM TWO

10' 4" x 9' 11" (3.15m x 3.02m)

BATHROOM

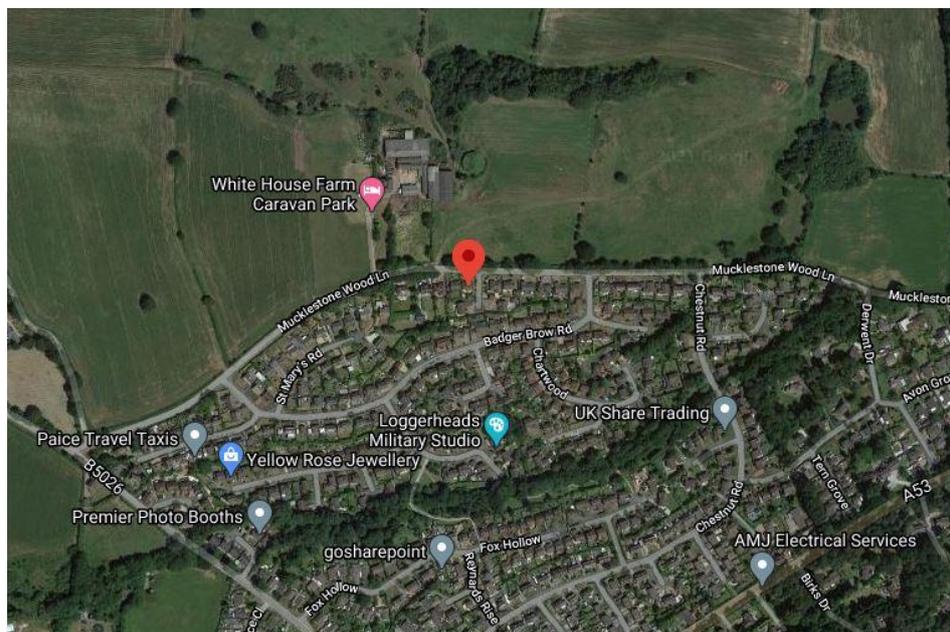
10' 4" x 5' 9" (3.15m x 1.75m)



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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.



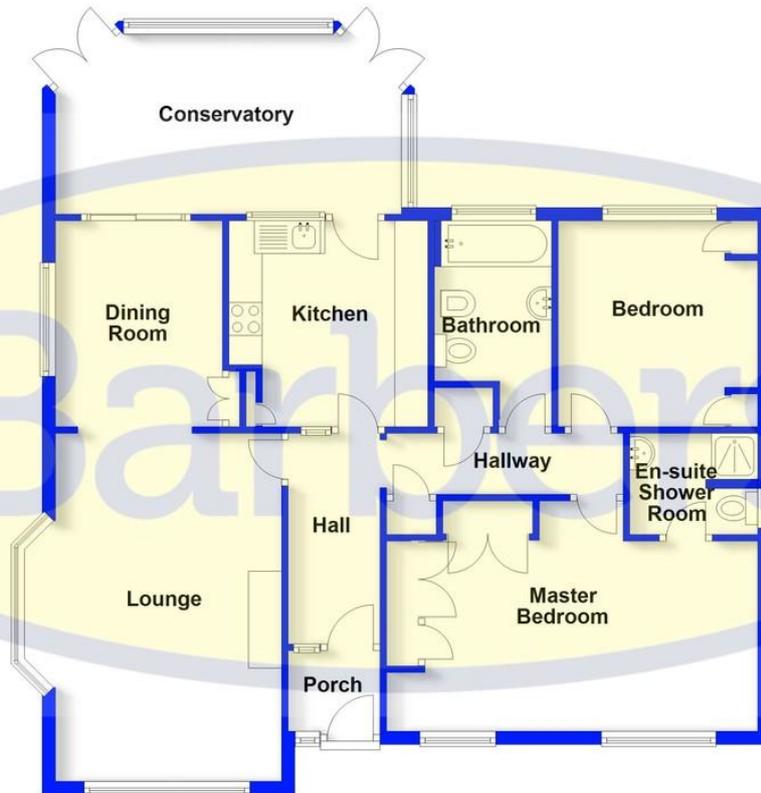
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Directions

Leave Market Drayton on the A53 for Newcastle under Lyme. Upon approaching Loggerheads proceed straight over the first mini island and turn left at the next mini island onto Muckleston Road. Turn right into Muckleston Wood Lane where the property is located and can be identified by our for sale board.

Ground Floor

Approx. 99.6 sq. metres (1072.1 sq. feet)



Total area: approx. 99.6 sq. metres (1072.1 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only 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.

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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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

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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.