



Helping *you* move



## 6 Pine Court, Loggerheads, TF9 4QS

Offered to the market with No Upward Chain and set on a small, well-maintained Retirement Development for Over 55s, this Two-Bedroom Detached Bungalow is located in the heart of Loggerheads Village.

£137,500



# 6 Pine Court

## Loggerheads, TF9 4QS

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### Overview

- Two Bedroom Detached Bungalow on a Nicely Maintained Retirement Development for Over 55s with Communal Gardens, and Allocated Parking
- Entrance Hall, fitted Kitchen
- Dining Lounge with Bay Window overlooking the pretty Communal Gardens
- Two Bedrooms, Bathroom
- Walking Distance of Local Shops
- Council Tax Band – B
- Energy Rating - D



### Brief Description

The door to the side of the property opens into the L-Shaped Hallway which has a large airing cupboard housing the hot water tank and access to the Loft. To your right is the Kitchen which has a good range of traditional units with space for your oven, washing machine and fridge. The Dining Lounge is a lovely light space with a box bay window overlooking the communal Gardens to the front. Both Bedrooms are to the rear of the property, with Bedroom One being a spacious Double Room and Bedroom One is a good-size single room that would also make a great Hobby Room or Home Office. Completing the accommodation is the Bathroom with bath, wash hand basin and w/c.

Externally you benefit from the large, pretty communal Gardens, and to the rear is a patio directly behind the property for you to use, and a lawned area with timber shed.

### Location

Loggerheads is a popular village on the Shropshire/Staffordshire border, creating a unique blend of countryside living with great access to local towns such as Market Drayton, Nantwich and Newcastle-under-Lyme.

Loggerheads has a Co-Op Supermarket, Primary School, Post Office, Library, Hairdressers, Pub, Café, Take Aways – and in the neighbouring village of Ashley there is a Doctors' Surgery and popular Village Pub.



# 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 mains electricity, water and drainage services are available with electric storage heaters. 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 under Lyme, Tel: 01782 717717

**TENURE:** Leasehold. 970 years remaining. Service Charges apply.



**DIRECTIONS:** From Market Drayton take the A53 towards Loggerheads and Newcastle under Lyme. In Loggerheads, go straight over the two mini roundabouts and then immediately right onto Pine Court. Please park in space No 6 and then walk up to the bungalow which is at the top of the developed and can be identified by our For Sale sign.

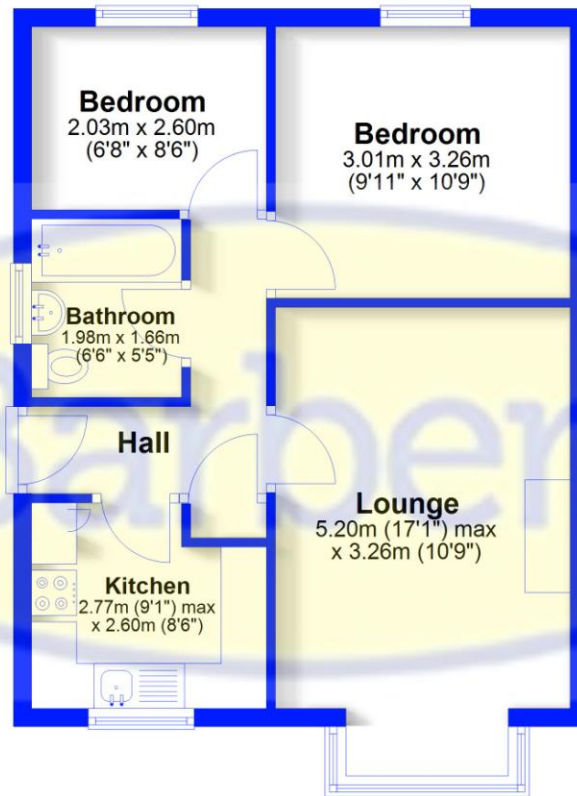
**INDEPENDENT MORTGAGE ADVICE:** To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

**AML REGULATIONS:** We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and



## Ground Floor

Approx. 46.4 sq. metres (499.4 sq. feet)



Total area: approx. 46.4 sq. metres (499.4 sq. feet)

Plan produced by [www.firstpropertyservices.co.uk](http://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 AGENT:** Tower House, Maer Lane,  
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