



Helping *you* move



17 Tadgedale Avenue, Loggerheads, TF9 4DD

A light & spacious Ground Floor Two Bedroom Apartment in a popular Village Location with a generous front Garden that's offered to the market through the **Modern Method of Auction**.

Guide Price

£90,000

Overview

- Spacious Two Bedroom Ground Floor Flat
- **Modern Method of Auction**
- Entrance Hall, Dining Lounge
- Fitted Kitchen, Bathroom
- Two Double Bedrooms
- Generous Front Garden, Useful Outbuilding
- On Street Parking, Leasehold
- Council Tax Band - A, Energy Rating D-66



Brief Description

The Entrance door is to the side of the property and opens to the central Hallway with a large store cupboard. The Dining Lounge has a feature fireplace and large picture window overlooking the garden to the rear. The Kitchen has a good range of units with space for a tall fridge freezer, washing machine and cooker, and the Bathroom has a modern suite with shower over the bath. The two Bedrooms are both a generous size, and Bedroom Two is currently being used as a Home Office/Play Room.

One of the real selling points of this apartment is the large, enclosed Front Garden and the two brick-built storage sheds and on-street Parking opposite the property. Benefitting from gas central heating and Upvc double glazing this property is sure to appeal to rental investors, first time buyers or anyone who would like bungalow-style living.

Location

Loggerheads is a desirable village that, combined with the neighbouring village of Ashley, offers you a Doctors' Surgery, Primary School, local shops, pub/restaurants, Post Office and a Library – and is in walking distance of the Burntwood for many outdoor activities.

A more comprehensive range of amenities can be found in Market Drayton approximately 5 miles away. The larger towns of Stafford, Newcastle-under-Lyme, Stoke on Trent and Shrewsbury are all within commutable distance.



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

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 Tel: 01782 717717

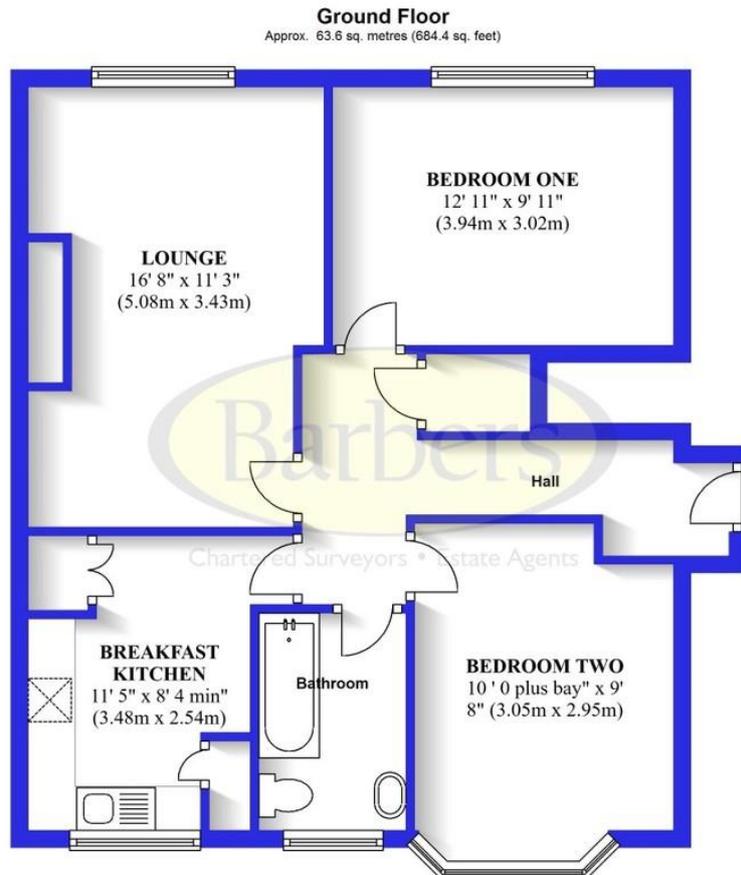
TENURE: We are advised that the property is Leasehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: Leave Market Drayton along the A53 towards Loggerheads. On approaching Loggerheads, turn left onto Mucklestone Road and then take the second exit left for Tadgedale Avenue where the property is situated on the right and can be identified by our "For Sale" board.

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.



Total area: approx. 63.6 sq. metres (684.4 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.

MODERN METHOD OF AUCTION: This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyer's solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.5% to a minimum of £6,600 including VAT, which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change.

Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold. (Reservation Fee is in addition to the final negotiated selling price.) I Am Sold Ltd - telephone: 0121 366 0539 or email: enquiries@iam-sold.co.uk

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

BARBERS ESTATE AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: 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.