



Helping *you* move



7 Partridge Ride, Loggerheads, TF9 2QX

The Cedars is an individually designed, light and spacious Four Bedroom Detached House that's nestled on a generous garden plot with direct access to The Burntwood's picturesque woodland walks.

Offers In Region Of
£585,000

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Overview

- Impressive, Individually Designed Four Bedroom Detached House
- Highly Desirable Residential Area
- Set on a Large Garden Plot
- Reception Hall, Dining Room, Breakfast Kitchen, Utility, Spacious Lounge, Conservatory, Study
- Principal Bedroom with En Suite, Bathroom, Three Further Double Bedrooms
- Detached Garage, Dual-Entrance Driveway, Mature Garden
- Council Tax Band – F
- Energy Rating - D



Brief Description

To the ground floor is the wide and welcoming Reception Hall off which is the Guest WC, the Dining Room, a large, well-appointed Breakfast Kitchen, a Utility, light and spacious Living Room with sliding door through to the Conservatory which has French doors opening out onto the garden, and a door into the Study which has French doors out onto the rear Patio, making this the perfect space for a Home Office or Studio.

Moving up to the first floor, and the Bedrooms are set around the central gallery Landing which has an airing cupboard housing the hot water tank and access to the Loft which has a drop-down ladder. The Principal Bedroom has a built-in double wardrobe and a generous En Suite Bathroom. There are three further Double Bedrooms and completing the accommodation is the Family Bathroom.

Externally, there's a dual-entrance Driveway to the front, a detached Garage, Patio and large lawned area with mature trees and shrubs.

Location

Loggerheads is a popular village on the Shropshire/Staffordshire county 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, Fish'n'Chip Shop, Indian Restaurant and Chinese Take Away. 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

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

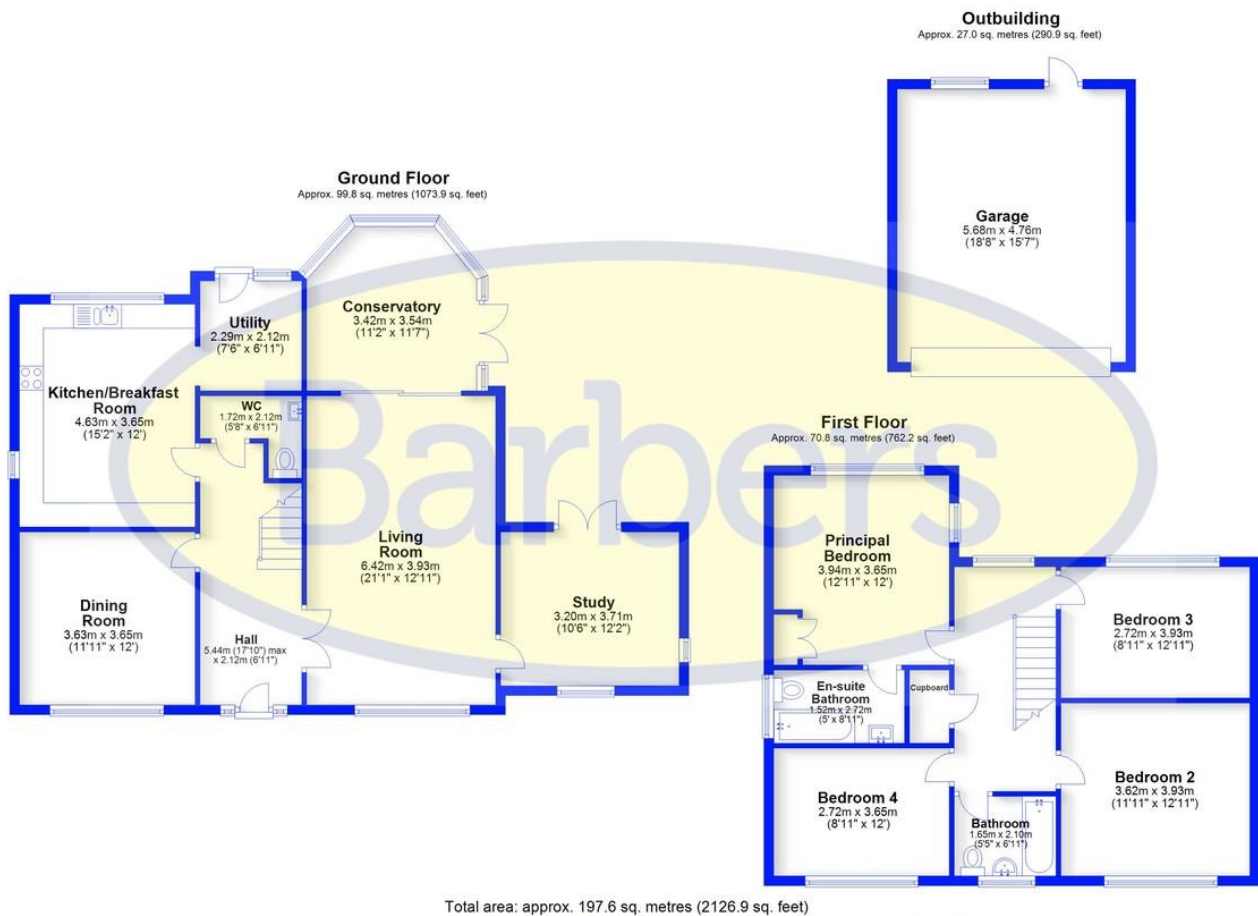
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From Market Drayton take the A53 to Loggerheads, and just after the Fire Station turn right onto Kestral Drive, take the second left on Partridge Ride and the property is the last property on your left 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 monitoring which might be required.



Plan produced by www.firstpropertieservices.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.

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