



Helping *you* move



## 11 Badger Brow Road, Loggerheads, TF9 4RG

A beautifully presented Four Bedroom, Two Bathroom Detached House with a Lounge and separate Dining Room, Landscaped South Facing Rear Garden, Double Garage, with far-reaching views out to the Welsh Hills and set on a quiet residential cul-de-sac.

Asking Price Of  
**£475,000**

## Overview

- Beautifully Presented Four Bedroom Detached House
- Entrance Hall, Guest Cloakroom, Kitchen & Utility, Lounge with Patio Doors, Dining Room
- Principal Bedroom with En Suite, Bathroom
- Landscaped South Facing Rear Garden, Far-Reaching Views from Rear Bedrooms
- Double Garage, Driveway Parking
- Council Tax Band - E, Energy Rating - B



## Brief Description

To the ground floor, the light and spacious accommodation includes the Entrance Hall with turning staircase to the first floor, a Guest WC, the Breakfast Kitchen, Utility and the Lounge with a gas fire in a feature surround, a box bay window to the front and sliding patio doors out to the patio. Heading to the first floor and all the Bedrooms are set around the Gallery Landing.

The Principal Bedroom has dual aspect windows making the most of those lovely far-reaching views, a triple mirrored wardrobe and En Suite Shower Room. Bedrooms Two and Three are generous double rooms, and Bedroom Four is a good-size single room which is currently presented as a Dressing Room. Completing the accommodation is the Family Bathroom with bath, handwash basin and WC.

Externally, the Garden is just as stylish as the house itself! The smart, wide frontage has Driveway Parking for several cars and leads to the Double Garage and the rear Garden is beautifully landscaped.

## Location

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.

There are more shops and amenities in Market Drayton, Nantwich and Newcastle-under-Lyme.



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 all mains services and gas central heating are available, with solar panels that are owned by the property. 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.

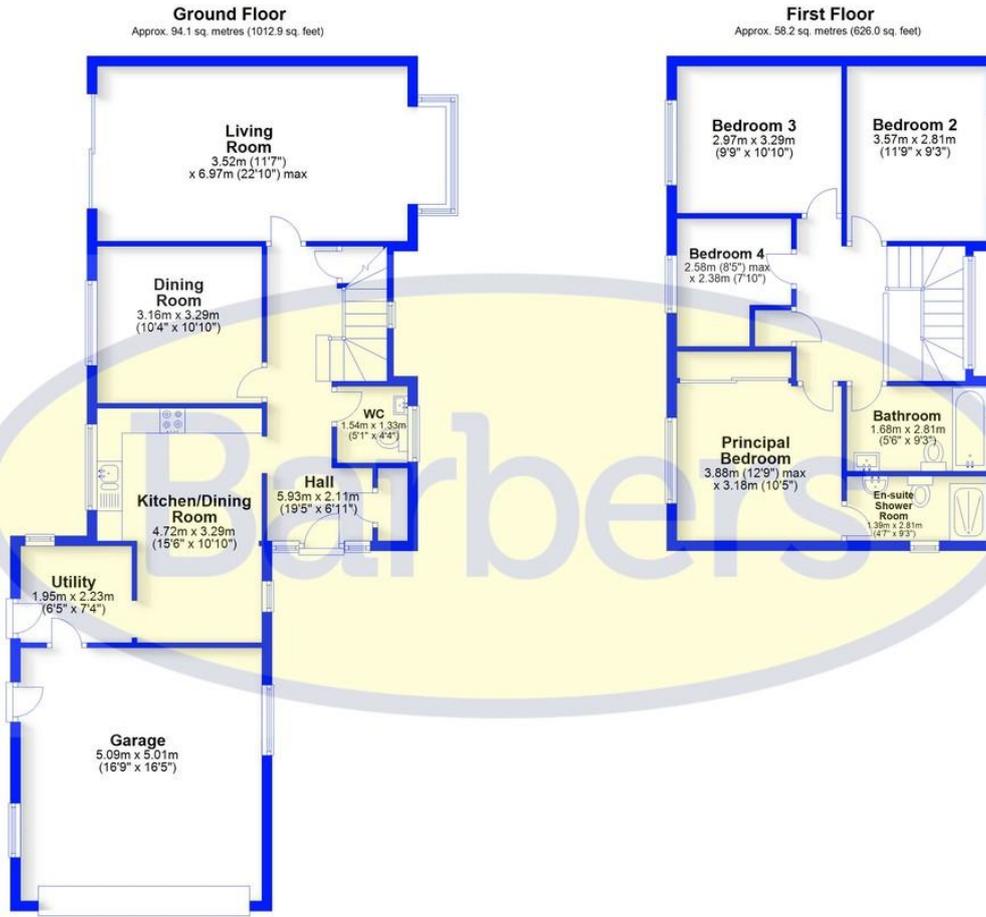
**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



**DIRECTIONS:** From Market Drayton take the A53 to Loggerheads and at the second mini-roundabout turn left on Mucklestone Road. After approximately 0.3 miles turn right on Mucklestone Wood Lane, right onto Badger Brow Road, keep left and the property is on your right 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.



Total area: approx. 152.3 sq. metres (1638.9 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.

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