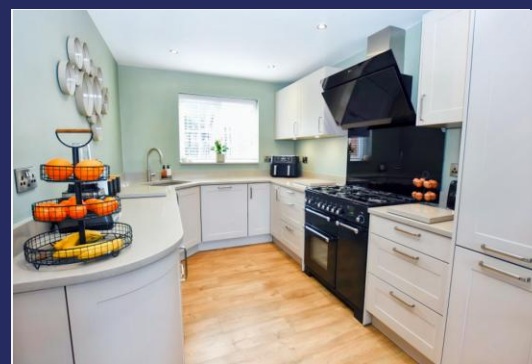




Helping *you* move



8 Meynellfield, Loggerheads, TF9 4GY

A beautifully presented Four Bedroom Detached House on a generous corner plot, with a smart Dining Kitchen, Principal Bedroom with full En Suite, detached Double Garage and walled rear Garden with Summerhouse.

Offers In Region Of
£435,000

Overview

- Smart, Modern Four Bedroom Detached House
- Generous Corner Plot
- Entrance Hall, Study, Guest WC
- Stylish, Modern Dining Kitchen, Spacious Lounge, Conservatory
- Principal Bedroom with En Suite Bathroom
- Three Further Bedrooms, Bathroom
- Walled Rear Garden, Double Garage, Driveway Parking
- Council Tax Band - E, Energy Rating - C



Brief Description

The welcoming Entrance Hall leads to a Home Office, convenient Guest WC, and a practical Utility Room which has a door out to the rear Garden. The light and spacious Lounge features a feature fireplace and patio doors open into the Conservatory that overlooks the delightful rear Garden. The heart of this lovely home is the very smart Breakfast Kitchen, equipped with an excellent range of kitchen units, an integrated dishwasher and wine cooler, Quooker hot water tap, a Range Master oven with five gas burners, and ample space for an American-style fridge freezer.

Upstairs, the Bedrooms are arranged around a central Gallery Landing. The Principal Bedroom has built-in wardrobes and a large En-Suite Bathroom with both a shower and a bathtub. Three further good-size Bedrooms provide plenty of space for the whole family, and the well-appointed main Bathroom, also has a shower and a bathtub.

Situated on a generous corner plot, this property boasts a walled rear garden complete with a timber deck and charming summerhouse – perfect for dining alfresco and family gatherings. A detached Double Garage provides ample off-street Parking and storage.

Location

Loggerheads is a popular village on the Shropshire/Staffordshire border, and has a Co-Op Supermarket, Primary School, Post Office, Library, Hairdressers, Pub, Café, Fish'n'Chip Shop, Indian Restaurant and Chinese Take Away – and there's another Primary School in the village of Mucklestone. 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

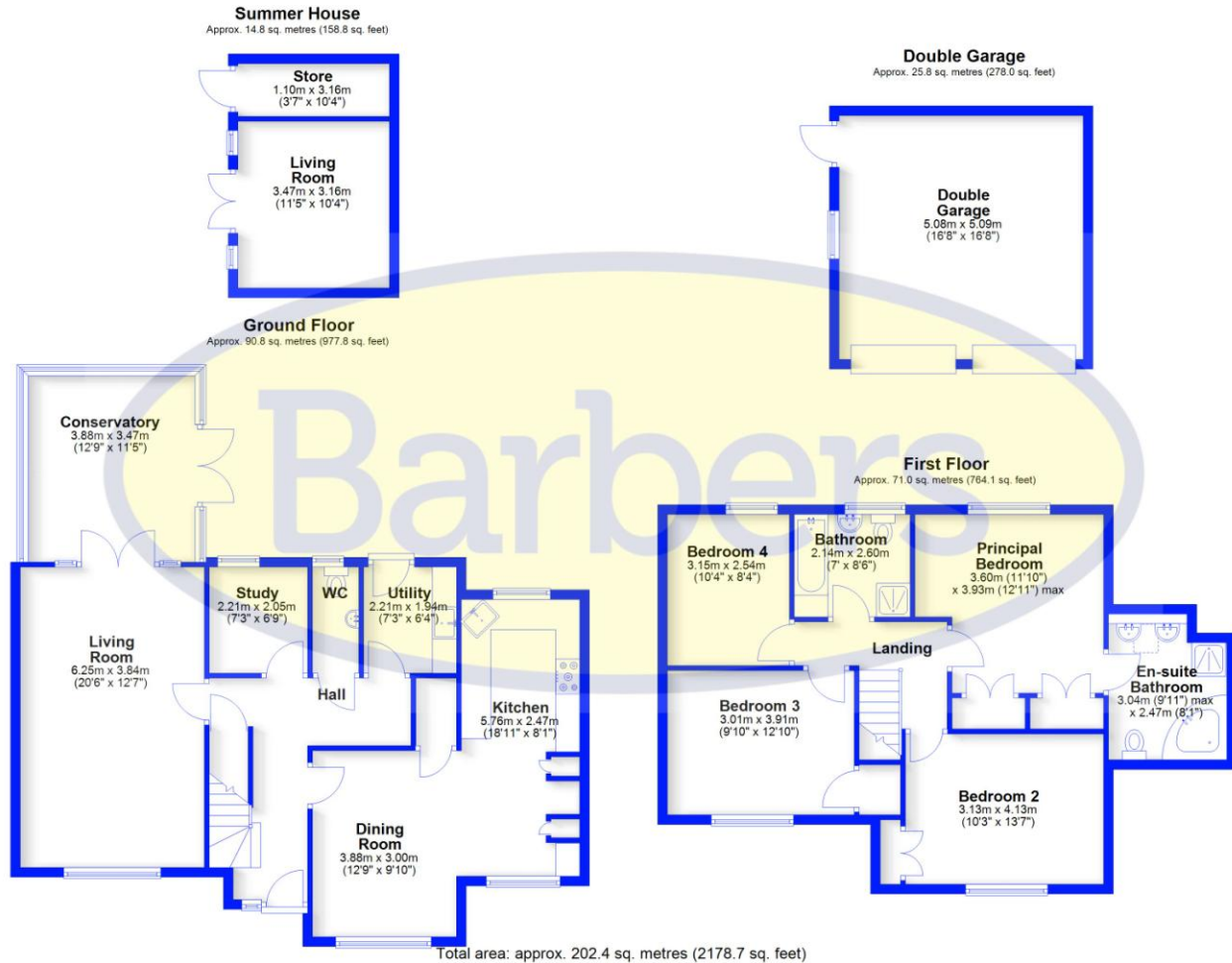
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From Market Drayton take the A53 towards Newcastle-under-Lyme. In Loggerheads, at the third mini roundabouts turn right onto Burntwood View. Follow the road around to your left and onto Meynellfield where the property is on the corner on your right.

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.



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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