



Helping *you* move



21 Hugo Way, Loggerheads, TF9 4RP

A beautifully presented Four Bedroom Detached House on this popular residential development, with Open Plan Kitchen/Dining/Living space, Principal Bedroom with En Suite, landscaped Rear Garden, Garage and Driveway Parking.

Offers In Region Of
£450,000

Overview

- Immaculate Four Bedroom Detached House with a Generous, Landscaped Rear Garden
- Entrance Hall, Guest WC, spacious Lounge, Dining Room
- Open Plan Kitchen/Living/Dining Room, Utility
- Principal & Guest Bedrooms with En Suites, Two Further Bedrooms, Bathroom
- Garage, Driveway Parking for Several Cars
- Council Tax Band - E, Energy Rating - C



Brief Description

The Hallway has Karndean wood effect flooring, stairs to the first floor and access to the Guest WC. To your left is the Dining Room and to your right is the Lounge with a double-glazed bay window with fitted shutter blinds. To the rear of the property is the Open Plan Kitchen/Dining/Living space which is very much the heart of this lovely home. To the Kitchen area is a good range of modern, flat fronted units with integrated appliances, a breakfast bar and bi-folding doors to the Garden. Off the Dining area is the Snug which also has bi-folding doors to the Garden, and there's a large Utility.

Heading up to the first floor, and the Bedrooms are set around the central Landing. Both the Principal and Guest Bedrooms have built-in wardrobes and En Suite Shower Rooms. Both Bedrooms Three and Four have built-in wardrobes and completing the accommodation is the Family Bathroom.

Location

Loggerheadsd 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.

Loggerheadsd 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

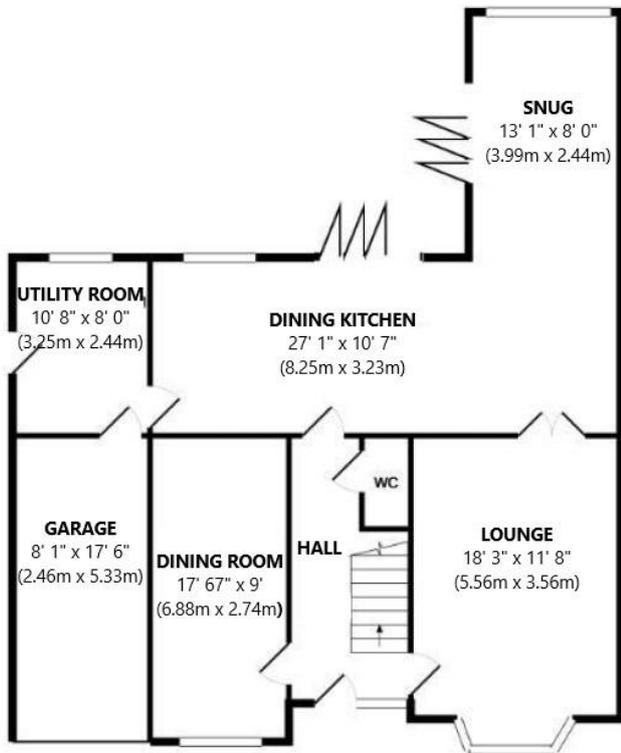
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



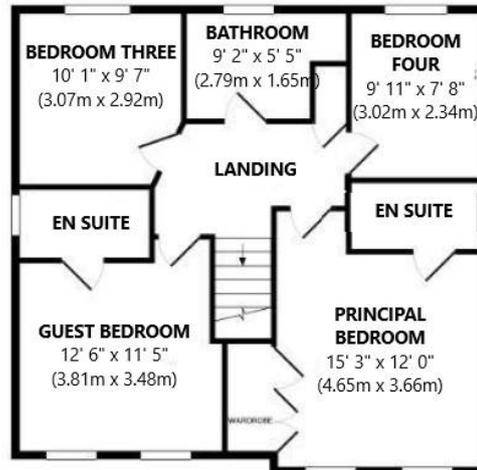
DIRECTIONS: From Market Drayton take the A53 to Loggerheads and turn right on Eccleshall Road at the Loggerheads Pub. Take the first left on Broom Lea which becomes Hugo Way and follow the road up the hill and round to the right, where the property is then on your left and can be identified by our For 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.



GROUND FLOOR



1ST FLOOR

This floor plan is Not to Scale
Please use as a Guideline to Layout Only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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