



Helping *you* move



## Fairview, Muckleston Wood Lane, TF9 4ED

A light and spacious Three Bedroom Detached Bungalow with a Double Garage that's in an enviable location just off Muckleston Wood Lane, and is offered to the market with No Upward Chain.

Offers In Region Of  
**£385,000**



# Fairview, Mucklestone Wood Lane, Loggerheads, TF9 4ED

Helping *you* move

## Overview

- Three Bedroom Detached Bungalow in a Highly Desirable Residential Area
- No Upward Chain
- Entrance Hall, Breakfast Kitchen, Conservatory, Dining Lounge with Multi-Fuel Stove
- Principal Bedroom with Dressing Area and En Suite, Two Further Bedrooms, Bathroom
- Mature, Landscaped Rear Garden, Double Garage & Driveway Parking
- Council Tax Band – E
- Energy Rating - D



## Brief Description

The front Porch leads to the L-Shaped Hallway which has Loft access and two useful storage cupboards, one of which houses the hot water tank. The Dining Lounge has a multi-fuel stove and sliding patio doors lead out to the generous Conservatory. The Kitchen has a good range of traditional units with an integrated oven with hob and extractor fan over, and space for your fridge. Off the Kitchen is the Utility with space for your washing machine, dishwasher and tall fridge freezer.

The Principal Bedroom has a bay window overlooking the front of the property, a Dressing Area with triple wardrobe, a further triple wardrobe and coordinating drawers, and an En Suite with walk-in Shower. Bedroom Two is another Double Room with a built-in double wardrobe, and Bedroom Three is a good-size single bedroom. Completing the accommodation is the Bathroom with a four-piece suite including a bath and a hand wash basin set in a vanity unit with storage below.

The property is set on a 0.16 acre Garden Plot with a wide frontage and driveway Parking leading to the Garage, and a pretty, mature rear Garden.

## Location

Loggerheads 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.

Loggerheads has a Co-Op Supermarket, Primary School, Post Office, Library, Hairdressers, Pub, Café, Takeaways – and 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](mailto: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.

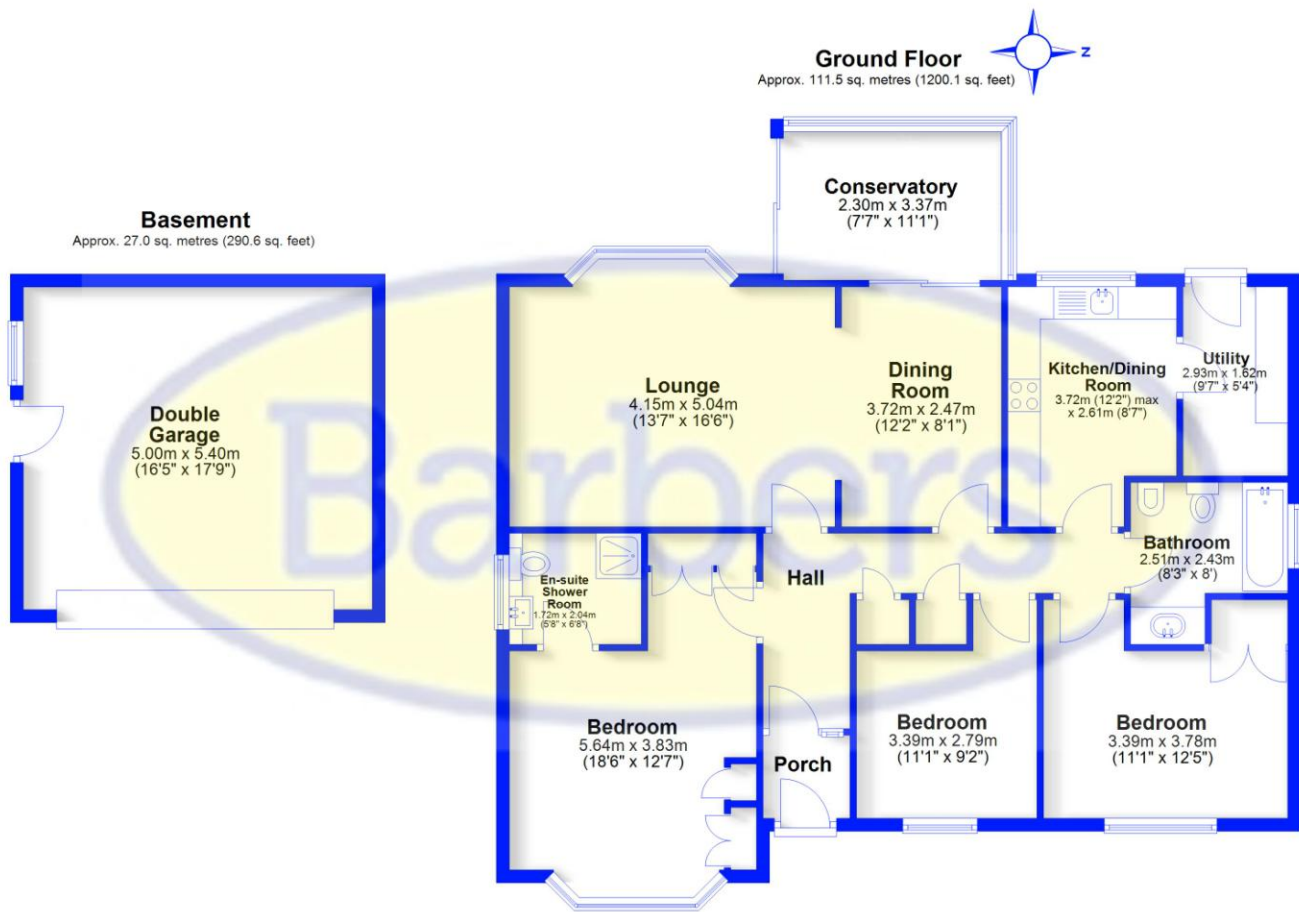


**DIRECTIONS:** From Market Drayton take the A53 to Loggerheads and turn left at the mini roundabouts on Mucklestone Road, then right on Mucklestone Wood Lane, second right into the cul-de-sac where the property is on your right and can be identified by our For Sale sign.

**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. 138.5 sq. metres (1490.7 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.

**BARBERS ESTATE AGENT:** Tower House, Maer Lane,  
Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

