

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



6 Beech Grove, Loggerheads, Market Drayton, TF9 4BW

£180,000

- Three Bedrooms
- White Bathroom Suite
- Upvc Double Glazing
- Garage + Carport
- Fitted Kitchen
- Combi Boiler
- Off Road Parking
- No Chain!

A fantastic opportunity to acquire a spacious three-bedroom semi-detached family home in the highly sought-after village of Loggerheads, offered to the market with no onward chain!

This well-presented property features a comfortable lounge with new laminate flooring and double doors opening into a separate dining room, alongside a fitted kitchen complete with an integrated electric oven, hob and tiled flooring.

Upstairs offers three well-proportioned bedrooms with grey fitted carpets and a family bathroom fitted with a white suite and shower over the bath. Gas central heating is provided by a Worcester combi boiler and externally, the property benefits from a generous driveway, additional gravel parking, a car port, detached garage and an attractive split-level rear garden with a paved patio and lawns across two levels —perfect for families and outdoor entertaining.

Early viewing is highly recommended. Contact Austerberry today to arrange your appointment!



GROUND FLOOR

ENTRANCE HALL

Wood effect laminate flooring. Radiator. Upvc double glazed front door and window. Stairs to the first floor.

LOUNGE

13'7 x 10'10 (4.14m x 3.30m)

Wood effect laminate flooring. Radiator. Upvc double glazed bow window. White fireplace surround, hearth and living flame effect gas fire. Double doors leading to the...

DINING ROOM

16'2 x 7'6 (4.93m x 2.29m)

Wood effect laminate flooring. Two radiators. UPVC double glazed patio doors leading into the garden. Wall lights.

FULLY FITTED KITCHEN WITH BREAKFASTING SPACE

15'5 x 7'7 (4.70m x 2.31m)

Range of pale timber effect wall cupboards and base units with an integrated electric oven and hob. Tiled splashback. Small breakfast bar. Under stairs cupboard. Plumbing for washing machine. Spotlights. Upvc double glazed window and rear door. Tiled flooring.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Upvc double glazed window. Radiator. Access to the loft.

BEDROOM ONE

14'4 x 8'7 (4.37m x 2.62m)

Fitted carpet. Radiator. Upvc double glazed window.

BEDROOM TWO

9'10 x 6'11" (3.00m x 2.11m)

Fitted carpet. Radiator. Upvc double glazed window. Corner shelf unit.

BEDROOM THREE

8'11 x 6'8 (2.72m x 2.03m)

Fitted carpet. Radiator. Upvc double glazed window. Cupboard containing the Worcester combi boiler.

BATHROOM/WC

8'1 x 5'5 (2.46m x 1.65m)

White suite consisting of shower over the bath, wash basin and wc. Upvc double glazed window. Tiled walls. Radiator. Herringbone style vinyl flooring.

OUTSIDE

There is a split level rear garden with paved seating areas and a separate lawn and an outside tap.

There is a gravelled parking area to the front of the property along with a concrete paved driveway with parking for two cars which also gives access to the...

CARPORT/COVERED AREA

With an up and over door.

DETACHED BRICK SINGLE GARAGE

Up and over door. Two UPVC double glazed windows. Light and power.





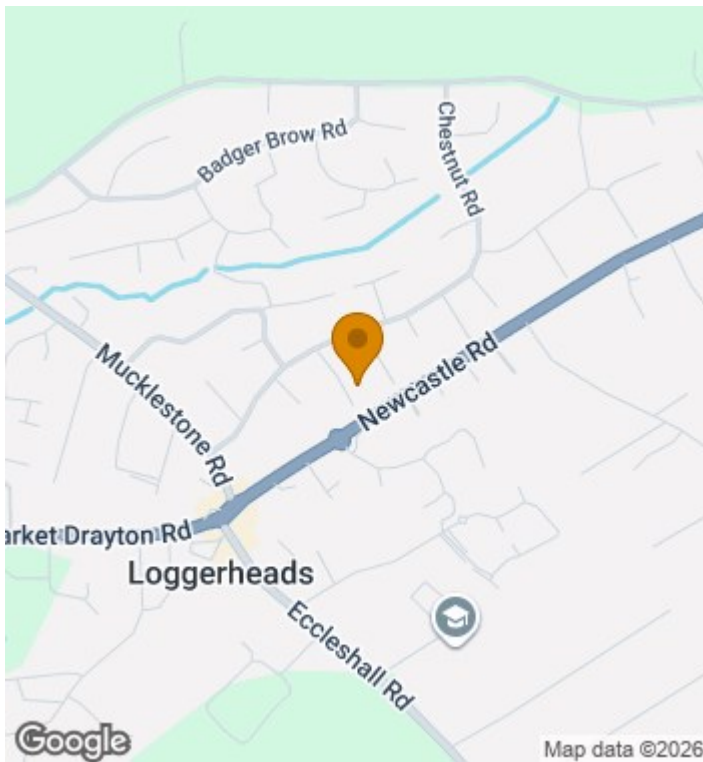
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C

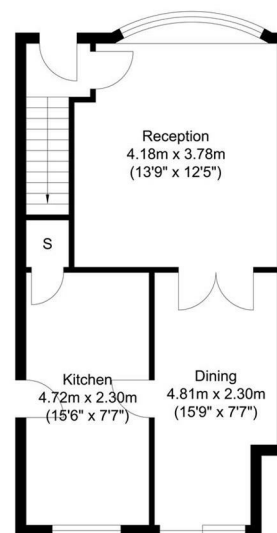


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

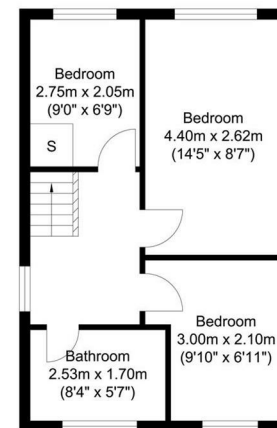


PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



Ground Floor



First Floor

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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