



£325,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **B**

💷 COUNCIL TAX BAND: **TBC**

Loggerheads Market Drayton

Milestone Road Loggerheads
Market Drayton Shropshire



Call us for a viewing appointment on 01630 658888 to come and see what this exciting BRAND NEW DEVELOPMENT offers. For over 40 years, Shropshire Homes has operated to a simple philosophy - to provide quality homes of distinctive character in prime locations.

The Earlsdale is a magnificent three bedroom detached home from the Legacy Collection. As part of the Legacy Collection the Earlsdale boasts a high finish with the option to upgrade fixtures and fittings using Shropshire Homes Personal Touches Brochure. Consisting of a welcoming hallway which leads into a spacious living room, kitchen dining area, a utility room offering additional storage space and a guest WC. Heading upstairs you will find three generously sized bedrooms, the master having an en-suite. The Earlsdale's upstairs living is completed by a family bathroom featuring modern fixtures and finishes.

- Brand New Three Bedroom Detached House
- NHBC 10 Year Buildmark Warranty
- Choice Of Kitchen Units & Laminate Worktops Or Upgrade To Quartz
- Oven, Hob, Integrated Dishwasher & Fridge Freezer
- Contemporary White Bathroom & En-Suite
- Electric Vehicle Charging Point

You can reach us **9am to 9pm**, 7 days a week

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

01630 658888

hellomarketdrayton@dourishandday.co.uk



Entrance Hallway

Living Room 13' 8" x 11' 11" (4.17m x 3.64m)

Kitchen Diner 18' 1" x 11' 3" (5.50m x 3.42m)

Utility room

Guest WC

Bedroom One 13' 6" x 12' 2" (4.11m x 3.71m)

En-suite (Bedroom One)



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Bedroom Two 12' 5" x 11' 7" (3.79m x 3.54m)

Bedroom Three 11' 2" x 8' 0" (3.41m x 2.45m)

Bathroom

Location

Forest Edge is situated in Loggerheads, Staffordshire and conveniently located just an 8-minute drive from the market town of Market Drayton, the home of the original Gingerbread. Loggerheads village features a local pub, just a 4-minute walk from Forest Edge, a small supermarket, a Post Office, butchers, a hair dressers and various other small businesses. The area also boasts an array of primary and secondary schools, rated Good by Ofsted. Nearby in the local area, there are many farm shops, garden centres, restaurants and attractions. Hawkstone Follies, Trentham Estate and Eccleshall are just a short drive away. There is a local bus route that goes to Shrewsbury, Hanley and Newcastle-under-Lyme, which are ideal for shopping.

About The Development

Bordering an ancient woodland, Forest Edge offers an attractive collection of two, three, four and five bedroom homes. It is ideally located in the village of Loggerheads, nestled in the stunning Staffordshire countryside and only 4.5 miles from the market town of Market Drayton, 13 miles from Stoke and 25 miles from Shrewsbury. Forest Edge is the perfect setting for those looking for quiet countryside living that is commutable to several major work hubs.

Agents Notes

Images and descriptions used in this marketing are not specifically representative of the property being sold and indicative of similar Shropshire Homes on the development. All buyers are advised to make arrangements to view the specific property being sold to ascertain the internal finish. Room sizes are taken to the widest point in each room wall to wall and built to the specification with potential of minor discrepancies. The floor plans are for guidance only and may be subject to change.

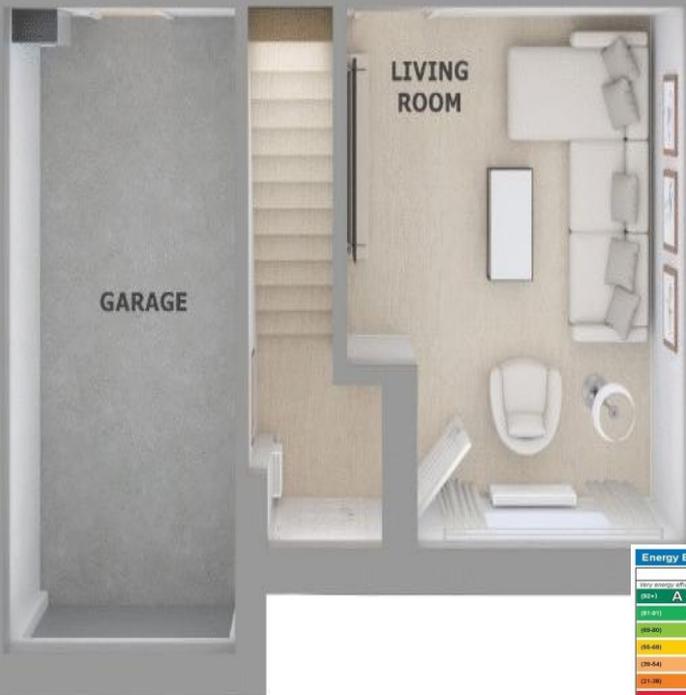


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Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
80+	A		
69-79	B		
55-68	C		
49-54	D		
41-48	E		
35-40	F		
21-34	G		
Less energy efficient - higher running costs			
		84	85

England & Wales EU Directive 2002/91/EC
www.epc.co.uk



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