



**£235,000**

**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 Berwick is an appealing three-bedroom home from our Legacy Collection. On entering the home, you are greeted by a hallway that leads in to the spacious living room and onto the open-plan kitchen/dining room, featuring French doors leading out to the private garden. The ground floor also benefits from an understairs cupboard and WC. The first floor presents three bedrooms, with bedroom one and two offering a large layout, and bedroom three perfect for a study, dressing room or children's bedroom. Upstairs also includes two ample-sized cupboards, perfect for your storage needs, and a large family bathroom. The Berwick comes with a large driveway for two cars either to the side or front of the property. Please note, the images used are of the same house type but a different plot.

- NHBC 10-year Buildmark warranty
- Mains gas central heating & UPVC windows
- Stylish kitchen units with worktops
- Oven, hob, integrated dishwasher and fridge freezer
- Ground floor cloakroom & Contemporary white bathrooms
- Electric vehicle charging point & Turf laid to front garden

**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](mailto:hellomarketdrayton@dourishandday.co.uk)



## 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.



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## 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.

## Entrance Hall



## Guest WC

**Living Room** 15' 4" x 14' 10" (4.68m x 4.52m)

**Kitchen/Dining Room** 15' 4" x 10' 11" (4.68m x 3.32m)

## Landing



**Bedroom One** 14' 6" x 8' 6" (4.42m x 2.58m)

**Bedroom Two** 11' 4" x 8' 6" (3.46m x 2.58m)

**Bedroom Three** 8' 2" x 6' 8" (2.48m x 2.02m)

## Family Bathroom



## ID Checks

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(80+)	83	86
A		
(60-69)		
B		
(50-59)		
C		
(40-49)		
D		
(30-39)		
E		
(20-29)		
F		
(10-19)		
G		
(1-9)		
Very energy inefficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc.org.uk		



**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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