



£389,950

 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. A well-proportioned four-bedroom home, featuring a spacious living room with an attractive bay window and an open-plan kitchen/dining room with double doors leading out to the rear garden and an ample utility. Upstairs features three large bedrooms and one smaller bedroom, which is ideal as a study or children's room. Bedroom one includes a superb en-suite shower room. As part of the classic collection the Grasmere exudes a high finish with features such as Hotpoint integrated appliances, quartz worktops to the kitchen and much more. Please visit our sales centre for a full list to appreciate the properties high specification.

- Brand New Four Bedroom Detached House
- NHBC 10 Year Buildmark Warranty
- Choice Of Kitchen Units & With Quartz Worktops
- 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



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 Hallway

Living Room 15' 1" x 10' 11" (4.61m x 3.34m)

Kitchen/Diner 21' 6" x 11' 7" (6.56m x 3.53m)

Utility room

Guest WC

Bedroom One 12' 11" x 10' 0" (3.94m x 3.06m)

En-suite (Bedroom One)

Bedroom Two 11' 9" x 10' 0" (3.59m x 3.06m)

Bedroom Three 13' 11" x 8' 11" (4.25m x 2.73m)

Bedroom Four 10' 9" x 8' 5" (3.28m x 2.57m)

Bathroom



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		84	85
EU Directive 2002/91/EC			



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