



Milestone Road, Forest
Edge, Loggerheads



01782 970222

hello@oneagencygroup.co.uk



Offers in Region of £267,500

A superb detached house, built in 2023 by Shropshire Homes with the benefit of NHBC guarantee. The property is located on the Forest Edge development in Loggerheads with nearby local amenities and the Market town of Market Drayton only an 8 minute drive with a local bus route to Shrewsbury, Hanley and Newcastle-under-Lyme. The property has been improved by the current vendors with a low maintenance landscaped garden area. The property offers off road parking for 2 vehicles with the added convenience of an electric vehicle charger.





Ground Floor

Hall

Door to front.

Cloaks

WC with hand wash basin.

Lounge

17' 3" x 11' 0" (5.26m x 3.35m) Plantation style shutters.

Kitchen/Diner

17' 3" x 9' 11" (5.26m x 3.02m) Stairs to first floor, french doors to rear, fitted kitchen with fitted oven and hob with extractor above, stainless steel sink and drainer unit, integral washing machine & dishwasher.

First Floor

Master Bedroom

10' 7" x 8' 0" (3.23m x 2.44m) Fitted wardrobes with sliding mirrored doors.

En Suite

Shower cubicle with mains shower, WC and pedestal wash hand basin.



Bedroom Two

11' 4" x 9' 8" (3.45m x 2.95m) Built in storage.

Bedroom Three

11' 3" x 6' 4" (3.43m x 1.93m)

External

Attractive low maintenance landscaped garden and sitting area's.

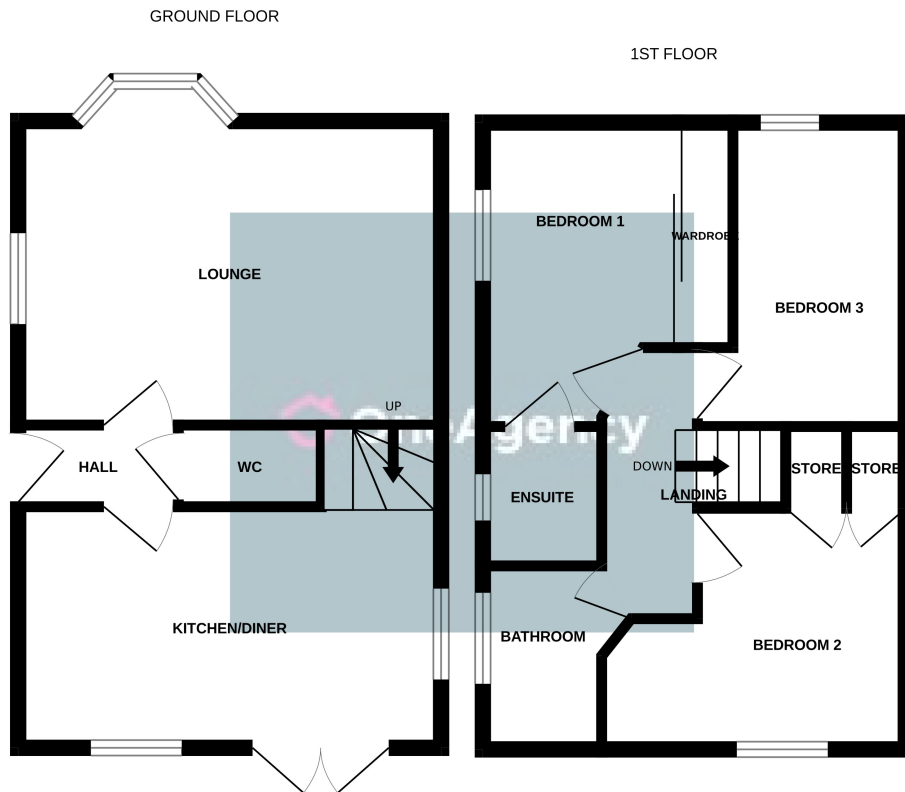
Family Bathroom

Bathroom suite with panelled bath with mains shower above, WC and pedestal wash hand basin.


Agents Notes

Newcastle-under-Lyme Borough Council. Band D

We understand once the development has been completed there will be an annual charge in the region of £350 per annum. We would advise buyers to check the details via a solicitor.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

hello@oneagencygroup.co.uk

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.