



Helping *you* move



16 Kenfields Close, Childs Ercall, TF9 2BP

A light and spacious Three Bedroom Semi-Detached House with a larger-than-average rear Garden with a super Summerhouse with light and power - and it's offered to the market with No Upward Chain.

Offers In Region Of
£235,000

16 Kenfields Close Childs Ercall, TF9 2BP

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Overview

- Three Bedroom Semi-Detached House, No Upward Chain, Large Garden Plot
- Entrance Hall, Guest WC, Breakfast Kitchen, Spacious Lounge with Patio Doors to Garden
- Two Double and One Single Bedrooms, Bathroom
- Garage, Driveway Parking for several Cars
- Highly Popular Village Location
- Council Tax Band - C, Energy Rating - E



Brief Description

To the first floor is the Entrance Hall with stairs to the first floor and a door through to the the Guest WC. To your left is the Breakfast Kitchen which has a good range of Shaker-style units with contrasting work surfaces over, integrated dishwasher, oven and hob with extractor fan over, space for a tall fridge freezer and door out to the side of the property, and the Lounge has large patio doors opening to the Garden. To the first floor are two Double Bedrooms, a good-size single room that has also been used as a Home Office and the Bathroom with a shower over the bath.

The outside space here is a light and spacious as the property itself! To the front is a lawned Garden with the Driveway running up to the Garage, so you have Parking for 2-3 cars. The rear Garden has a wide border that's currently barked, and a large lawn leading to the Summer House.

Location

Childs Ercall is a pretty North Shropshire Village that is almost equidistant between Newport and Market Drayton, and excellent road links via the A41 and A53 to Shrewsbury, Telford, Whitchurch and Newcastle-under-Lyme.

The village has a large village green, parish church, village hall, children's playground and a popular social club with bar that is open most evenings and hosts many events through the year. The closest primary schools are in Hinstock and Stoke-on-Tern, there's a local store with Post Office in Hinstock, and petrol station with mini Waitrose at Tern Hill.



Your **Local** Property Experts

01630 653641



Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains water, drainage and electricity services are available, with LPG central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Shropshire Council
Tel: 0345 678 9002

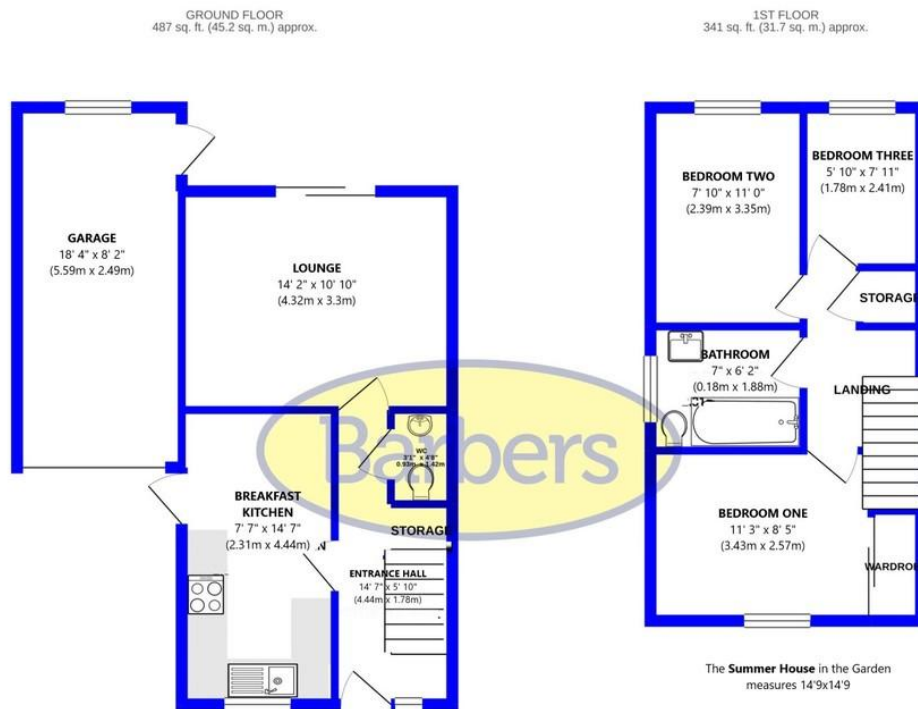
TENURE: We are advised that the property is Freehold.



DIRECTIONS: From Market Drayton take the A529 Hinstock Road. After 3.5 miles bear right on Mill Green, straight over the crossroads with the A41 and Childs Ercall, turn left on Newport Road, then right on Eaton Road, right on Steppes Way and then right on Kenfields Close where the property can be identified by our For Sale sign.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.



This Floor Plan is Not to Scale
Please use as a guideline to layout only
TOTAL FLOOR AREA: 828 sq. ft. (76.9 sq. m.) approx.
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.
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Selling your home?

If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal**. Our dedicated and friendly team will assist you 6 days a week. **Get in touch today! Tel: 01630 653641**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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