



Helping *you* move



5 The Fold, Childs Ercall

A beautifully proportioned Executive Family Home situated in a fantastic location with rural views to the front of the property. The property offers 5 Bedroom accommodation with 2 En-Suites and a further Main Bathroom, attractive living accommodation and pretty gardens.

Offers in the Region of
£595,000

5 The Fold, Childs Ercall

Overview

- A Large Executive Family Home with Views
- 5 Double Bedrooms, 2 En-Suites and Main Bathroom
- Central Feature Hall, Ground Floor W.C.
- Superb Lounge, Separate Dining Room
- Very Large Kitchen Living Dining Room
- Utility, Double Detached Garage
- Plenty of Parking and Well Planned Gardens Front and Rear.
- Village Location
- Council Tax Band E
- EPC Rating – D-65



BRIEF DESCRIPTION

A beautifully presented Detached Executive Family Home situated in a lovely position with views to the front over open countryside and situated on the periphery of this high quality development. The property has accommodation of: Feature Entrance Hall and Staircase, Ground Floor W.C, Very Large Lounge, Separate Dining Room, Lovely Kitchen Living Breakfast Room and Utility. The first floor comprises: Main Bedroom, Guest Bedroom with En-Suites and 3 Further Double Bedrooms and Main Bathroom. Externally the property wooden double glazed windows and a Private Driveway leading to a Double Detached Garage and Gardens front and rear.

LOCATION

Positioned within the picturesque village of Childs Ercall; 8 miles North West of Newport, 11 miles South of Market Drayton and 17 miles North East of Shrewsbury. All of the larger towns offer a variety of amenities including schools, specialist and high street shops, supermarkets, restaurants and health and leisure facilities.

Childs Ercall is conveniently situated close to the A41, which provides easy access to the West Midlands road network in particular the M6 to the North and M54 to the South



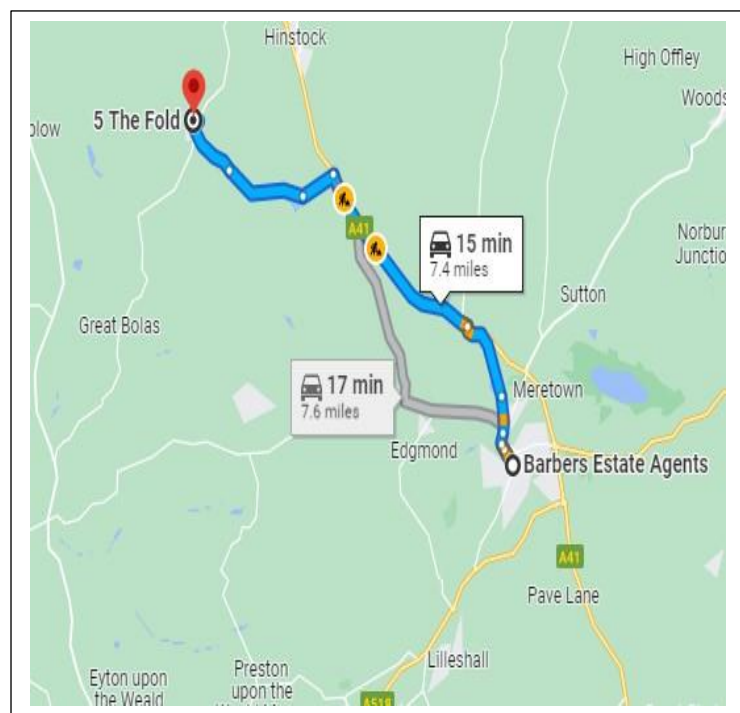
Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION: TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that mains Water, Electricity and Drainage are available. Gas via underground tanks which serve the whole development.

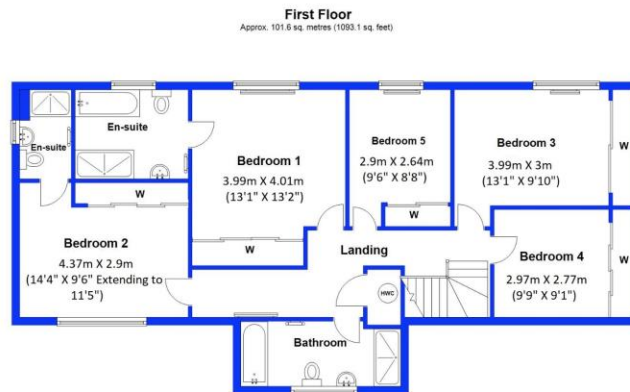
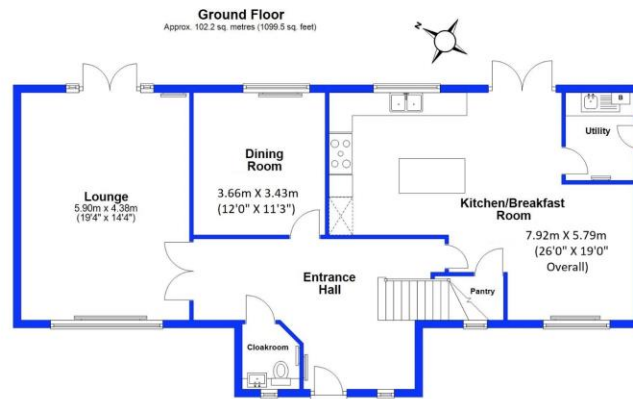
LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



DIRECTIONS: From Newport take the Chester Road/Newport Bypass/A41 and continue for 2.8 miles, continue to Child's Ercall and turn right onto Narrow Lane, continue on St Michael's Way then drive to The Fold where the property will be identified by our For Sale Board.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, 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 you wish to buy. 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 fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



Total area: approx. 203.7 sq. metres (2192.6 sq. feet)

This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All positioning of windows, doors, openings and fixtures and fittings are approximate and used for guide only. The floor plan is not, nor should it be taken as, an exact representation of the subject property. Plan produced using PlanIt.

5 The Fold, Childs Ercall, Market Drayton



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: 01952 820 239

30 High Street, Newport, TF10 7AQ

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Email: newport@barbers-online.co.uk



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.