



Helping *you* move



15 Rock Acres, Lilleshall, TF10 9HF

Located in a pleasant village, this mature Semi-Detached House features good-sized grounds and Ample Parking. Inside, you will find: Entrance Hall, spacious Lounge, Kitchen/Dining Room, and Ground Floor WC. Upstairs offers Three Bedrooms and a Bathroom, ideal for comfortable family living.

Offers in the Region of
£230,000

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Overview

- Mature Semi-Detached House
- Three Bedrooms
- Situated in a Village Location
- Kitchen Dining Room
- Lounge
- Ground Floor W.C
- Bathroom
- Double Car Parking Space
- Lovely Enclosed Rear Gardens with Patio
- Council Tax Band B
- EPC Rating D



BRIEF DESCRIPTION

Situated in a pleasant village, this mature Semi-Detached House offers good-sized Grounds and Ample Parking. Upon entering, you are welcomed by an Entrance Hall leading to a spacious lounge. The ground floor also includes a Kitchen and Dining Room, providing a practical space for meals and gatherings. Additionally, there is a convenient WC on the ground floor. The first floor comprises Three Bedrooms and a Bathroom, offering comfortable living space for the family.

This property blends village charm with functional living, making it a practical family home.

LOCATION

Lilleshall is a popular village just south of the market town of Newport - with it's busy High Street offering you a good mix of shops, boutiques, cafes, pubs and Victorian indoor market – and is within the catchment area of Newport's highly regarded High and Grammar Schools.

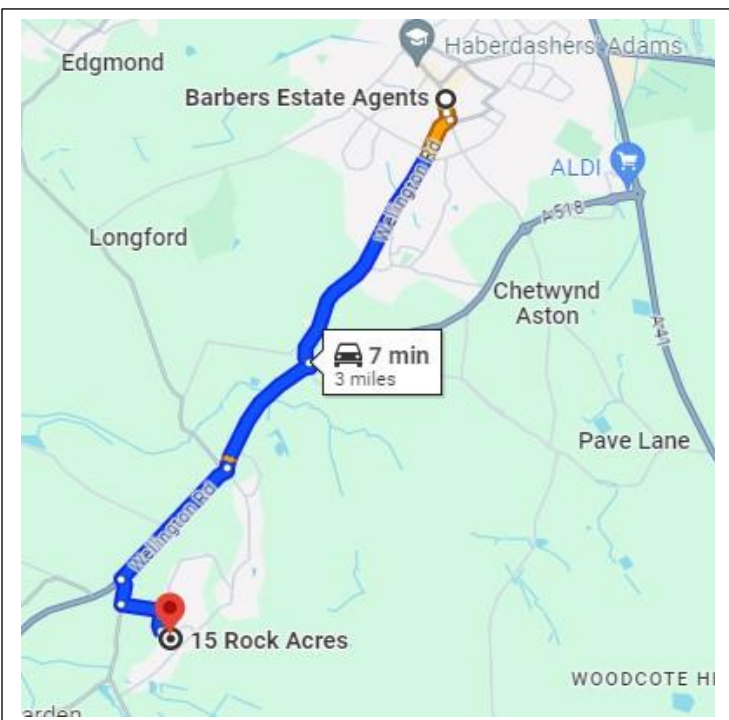
Lilleshall itself has a Church, Primary School and Cricket Club, with a wider range of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury, and the excellent road and rail links (from Telford and Stafford stations) mean that both Manchester and Birmingham are in commutable distance.



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 all mains services are available. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000

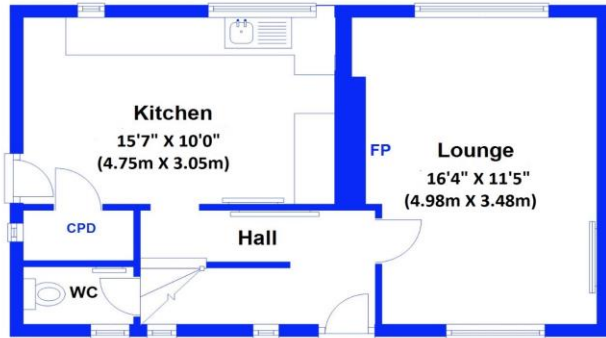


DIRECTIONS: From our office head south on the High Street and continue onto Upper Bar, turn right onto Wellington Road and continue for 1.2 miles. At the next roundabout, take the 3rd exit onto Wellington Road/A518. Continue straight and at the roundabout by The Red House Public House, turn left onto Wellington Road, Lilleshall then turn left onto Nursery Lane. Turn right towards Hillside and merge onto Hillside and the property will be located on the left hand side.

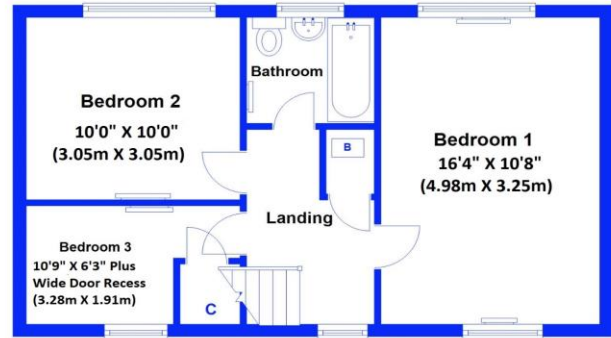
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate.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

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

Ground Floor
Approx. 42.8 sq. metres (460.2 sq. feet)



First Floor
Approx. 42.8 sq. metres (460.2 sq. feet)



Total area: approx. 85.5 sq. metres (920.5 sq. feet)

This floor 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 sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

15 Rock Acres, Lilleshall, Newport

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.