



Helping *you* move



## Hedgerows, Church Road, Lilleshall, TF10 9HJ

This fantastic Family Home offers spacious rooms, beautiful garden views and a charming village location. It features Five/Six Bedrooms, Lounge, Dining Room, Office, Garden Room, and Two Bathrooms. With Parking at both Front and Rear, plus Two Garages and additional Garden space, it's a must see!

Offers in the Region of  
**£495,000**



# Hedgerows, Church Road, Lilleshall, TF10 9HJ

## Overview

- Detached Dormer Bungalow
- 5/6 Bedrooms, Two to the Ground Floor
- Entrance Hall
- Kitchen Breakfast Room, Utility Room
- Ground Floor Bathroom
- Upstairs Shower Room
- Extremely Versatile Accommodation
- Lovely Village Location
- Garage
- Driveway Parking for Several Cars
- Beautiful Well Stocked Rear Gardens
- Council Tax Band E, EPC Rating D



## BRIEF DESCRIPTION

This is the perfect home for your family! Imagine yourself enjoying the spacious interiors, stunning views over the expansive gardens, and the charming village setting. With Parking available at both the front and back, this property truly has everything you need. Inside, you'll find a welcoming Hallway with parquet wood flooring, leading to a cosy Lounge, Dining Room, Office/Study (or Double Bedroom), Breakfast Kitchen, Utility Room, Garden Room, Two Double Ground Floor Bedrooms, and a Separate Toilet and Bathroom. Upstairs, there are Three additional Bedrooms and a Bathroom. Outside, the property boasts a Block Paviour Driveway, generous Garage, and additional Parking and Garden space accessible via a side lane. Don't miss out – schedule your viewing today and prepare to be impressed!

## LOCATION

Lilleshall is a popular village just south of the market town of Newport - with its 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 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

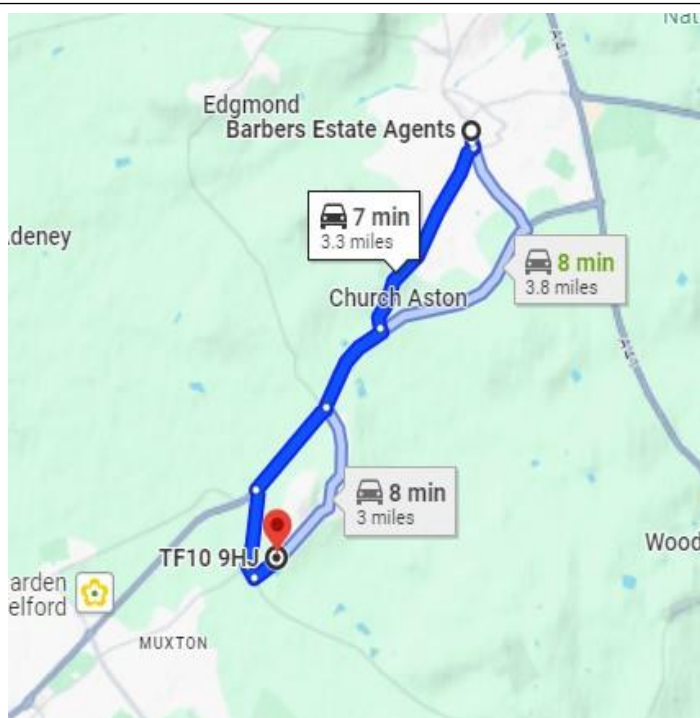


**USEFUL INFORMATION: TO VIEW THIS**

**PROPERTY:** Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto: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

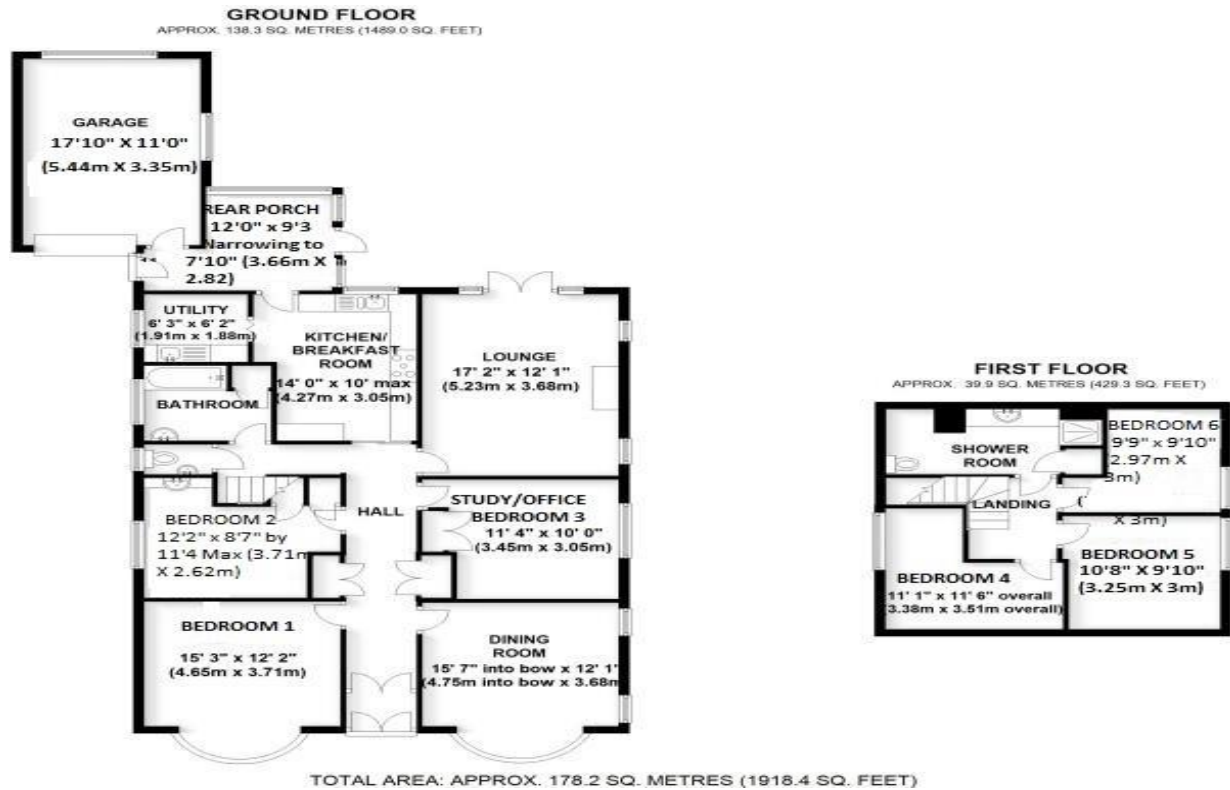


**DIRECTIONS:** From the High Street in Newport, proceed out into Upper Bar and turn right into Wellington Road. Follow this road to the roundabout and then turn right onto the A518 signposted to Telford. At the Red House roundabout go straight over on the A518 and take the next left, signposted to Muxton. Take the second left signposted to Lilleshall Abbey and then take the first left. Follow this road just past The Old Hall and the property will be seen on the right hand side, marked 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.





## 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

Tel: 01952 820 239

Email: [newport@barbers-online.co.uk](mailto: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.