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Orchard Glebe, Church Road, Lilleshall

A fantastic opportunity to purchase a mature, Detached Home in the heart of Lilleshall, offering immense potential for the right buyer to make it their own. This charming property sits on a generously sized plot, boasting outstanding views over the surrounding countryside.

Offers in the Region of
£400,000

Orchard Glebe, Church Road, Lilleshall

Overview

- A Mature, Detached Family Home
- Lovely Village Location
- Stunning Countryside Views
- Three Bedrooms
- Ground Floor W.C., Cloaks
- Utility Extension
- Kitchen, Lounge, Dining Room
- Bathroom, Storage Room
- Integral Garage
- Well Stocked Rear Garden with Patio
- Council Tax Band F
- EPC Rating - E



BRIEF DESCRIPTION

A rare opportunity to purchase a mature, Detached Home in the heart of Lilleshall, offering immense potential for the right buyer to make it their own. This charming property has been lovingly occupied by the same family since new and sits on a generously sized plot, boasting outstanding views over the surrounding countryside. The current accommodation comprises a wide Entrance Hall, a spacious Lounge with picturesque views, a Ground Floor WC, a Dining Room, Breakfast Kitchen, and a Utility Extension. A beautiful open-tread hardwood staircase leads to the first floor landing, where you'll find Three well proportioned Bedrooms, a family Bathroom, and a useful Store Room.

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.

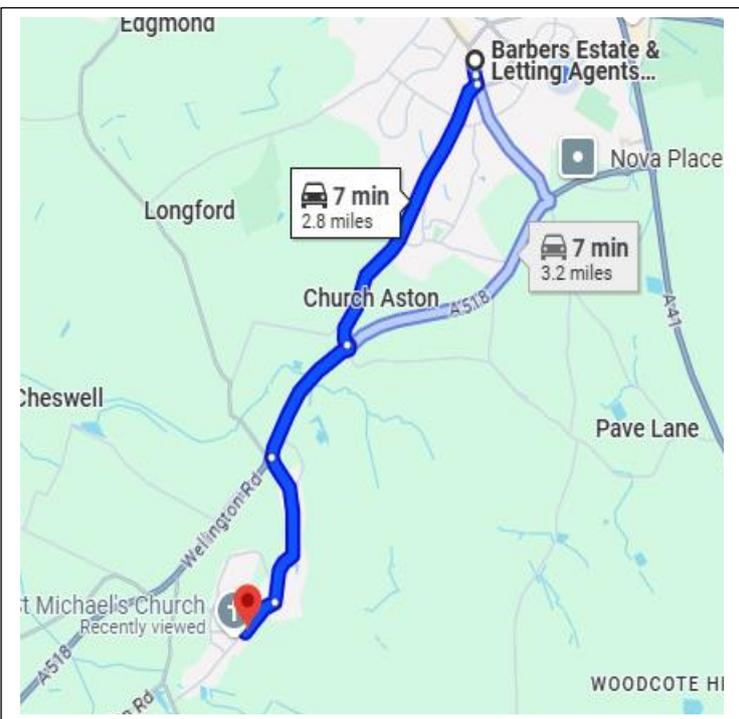
Lilleshall itself has a Church, Primary School and Cricket Club, together with the historical landmark of Lilleshall Monument. The Monument, also known as the Sutherland Monument, is a 21-metre (70-foot) stone obelisk erected in 1833 on Lilleshall Hill overlooking the village of Lilleshall. Also, just a 3 minute drive away is Lilleshall Abbey, which is an Augustinian Abbey and founded between 1145 and 1148.



Your **Local** Property Experts
01952 820 239



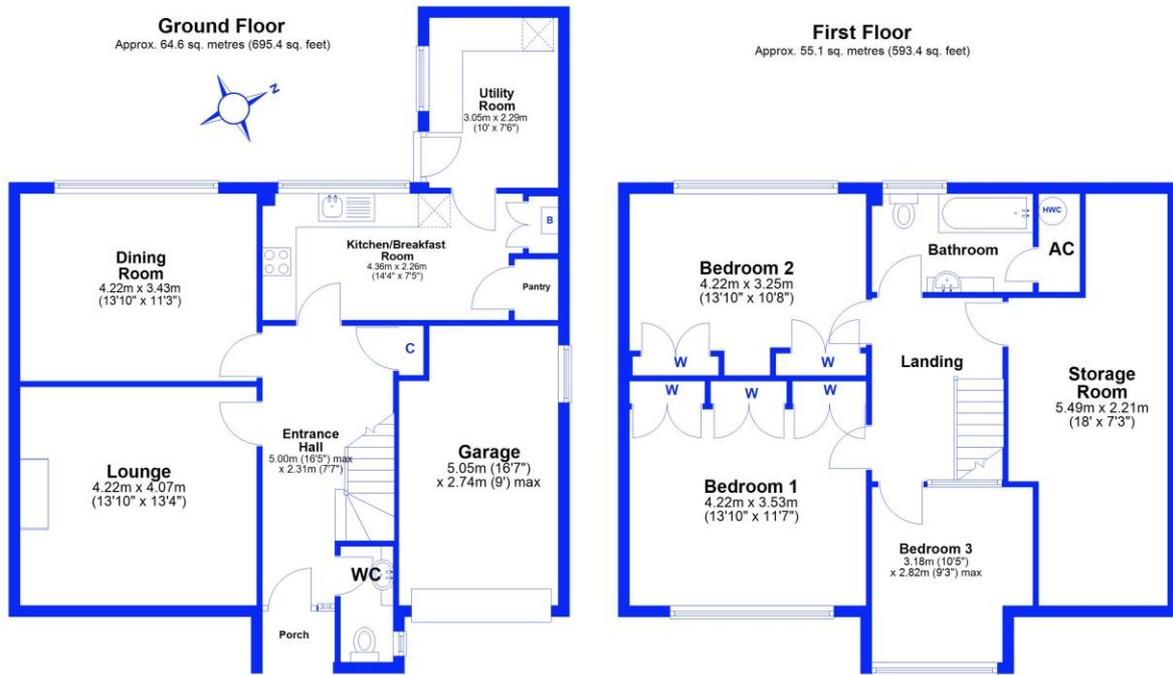
USEFUL INFORMATION: TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk
SERVICES: We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc 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 Newport Office head south on the High Street, right on Wellington Road and then take the 3rd exit at the roundabout on the A518 signposted to Telford. At the next roundabout by The Red House Public House, turn left on Limekiln Lane and stay on this road, carry on past Lilleshall Primary School then onto past Lilleshall Cricket Club the property 'Orchard Glebe' will then be located on the right hand side, as 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



Total area: approx. 119.7 sq. metres (1288.8 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.

Orchard Glebe, Church Road, 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.