



Helping *you* move



11 The Mews, Childs Ercall, TF9 2EH

A beautifully presented, Detached, Modern Family Home, located in a picturesque and peaceful village setting. The property offers versatile and spacious accommodation throughout, with real oak flooring laid across the majority of the house, complemented by high-quality ceramic tiles in the Kitchen and Bathrooms.

Offers in the Region of
£475,000

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Overview

- A Beautifully Presented, Modern, Detached Family Home
- Lovely Village Location
- Four Bedrooms
- Kitchen Living Dining Room
- Utility Room
- Lounge, Study
- En-Suite Shower Room
- Family Bathroom
- Underfloor Heating to Many Rooms
- Real Oak Flooring to Majority of Rooms
- Single Detached Garage
- EPC Rating - C, Council Tax Band D



BRIEF DESCRIPTION

A beautifully presented, Detached, Modern Family Home, located in a peaceful and picturesque village setting. This generously proportioned property offers spacious and versatile accommodation throughout, with real oak flooring laid across the majority of the house, complemented by high-quality ceramic tiles in the kitchen and bathrooms. The layout comprises: an Enclosed Porch, welcoming Entrance Hallway, Ground Floor WC and Cloakroom, a dedicated Office/Study, and an exceptionally spacious Lounge. At the heart of the home is a stunning L-Shaped Open-Plan Kitchen, Living and Dining Space - perfect for family life and entertaining - with a separate Utility Room for added convenience.

LOCATION

The property is situated in the charming village of Childs Ercall which has its own Church, Community Centre, Jubilee Hall and Club House all adding to the enjoyment of village life.

The larger towns of Market Drayton, Newport, Telford and Shrewsbury are all in commutable distance, approximately 7/8 miles from Market Drayton and Newport, 11 miles from Wellington, 15 miles from Telford and 17 miles from Shrewsbury. All of the larger towns offer a variety of amenities including specialist and high street shops, supermarkets, restaurants, farmers markets and health and leisure facilities.



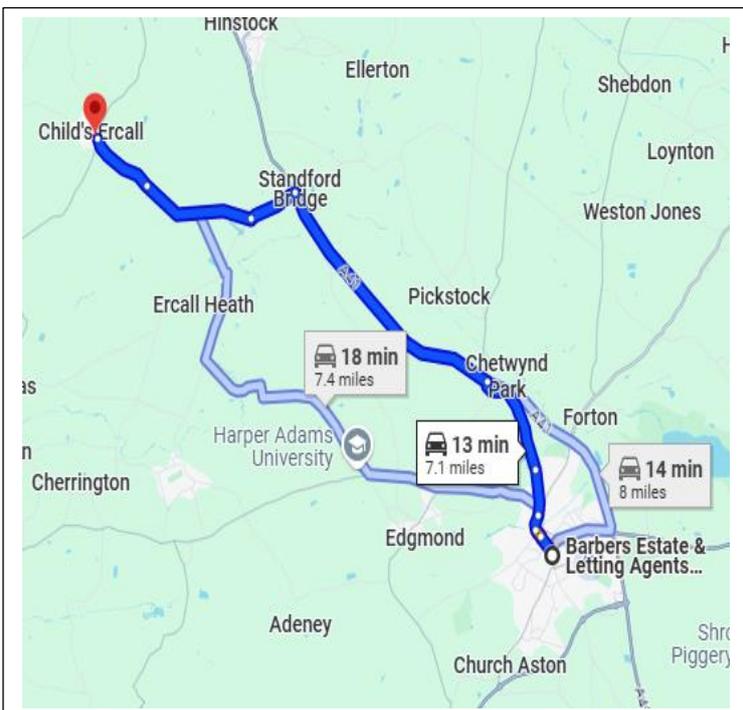
Your **Local** Property Experts
01952 820 239



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 the property has LPG central heating, mains electricity, water and drainage. 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: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



DIRECTIONS: From Newport take the Chester Road/A41 in the direction of Whitchurch, continue along the A41 for 2.8 miles and with Stanford Bridge Garage on your right, turn left towards Tibberton/Childs Ercall, continue for approximately half a mile before turning right for Childs Ercall. Continue through Childs Ercall to the T Junction and then turn right. A short distance along turn left and the property can be found along on the left hand side.

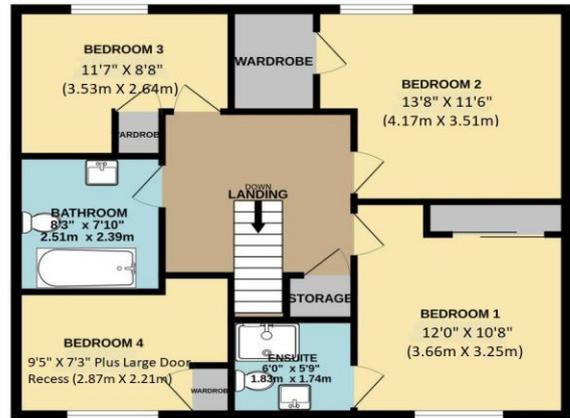
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate.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

AML REGULATIONS: 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.

GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.

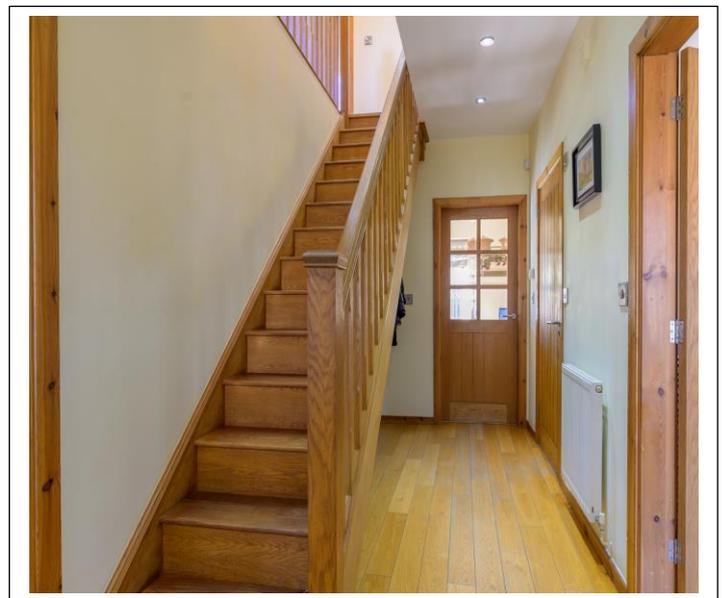


1ST FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 1567 sq.ft. (145.6 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: 01952 820 239

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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.