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### 34 Church Meadow, Lilleshall, TF10 9HD

A beautifully presented, mature Detached Family Home, set in a fantastic position within the highly sought after village of Lilleshall. This charming property has been thoughtfully extended to provide spacious and versatile accommodation, together with a lovely rear garden and countryside views out towards The Wrekin.

Offers in the Region of  
**£ 499,995**



# 34 Church Meadow, Lilleshall, TF10 9HD

## Overview

- Beautifully Presented, Mature, Detached Family Home
- Three Upstairs Bedrooms
- Village Location with Countryside Views Towards The Wrekin
- Kitchen Breakfast Room
- Utility Room
- Summer Lounge
- Further Lounge Dining Room
- En-Suite Shower Room, Family Bathroom
- Ground Floor W.C.
- Ground Floor Office/Bedroom Four
- Garage and Car Port
- Parking Area for Several Cars
- Lovely Lawned Rear Gardens with Patio
- EPC Rating D, Council Tax Band F



## BRIEF DESCRIPTION

A beautifully presented, mature Detached Family Home, set in an exceptional position within the highly sought-after village of Lilleshall. This charming property has been thoughtfully extended to provide spacious and versatile accommodation, comprising: Enclosed Porch, welcoming Entrance Hall, WC/Cloakroom, and a useful Office/Study which could also serve as a Fourth Bedroom. The well-appointed Kitchen/Breakfast Room leads into a large Summer Lounge, complemented by an impressive L-Shaped Lounge and Dining Room, offering excellent family and entertaining space.

## 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

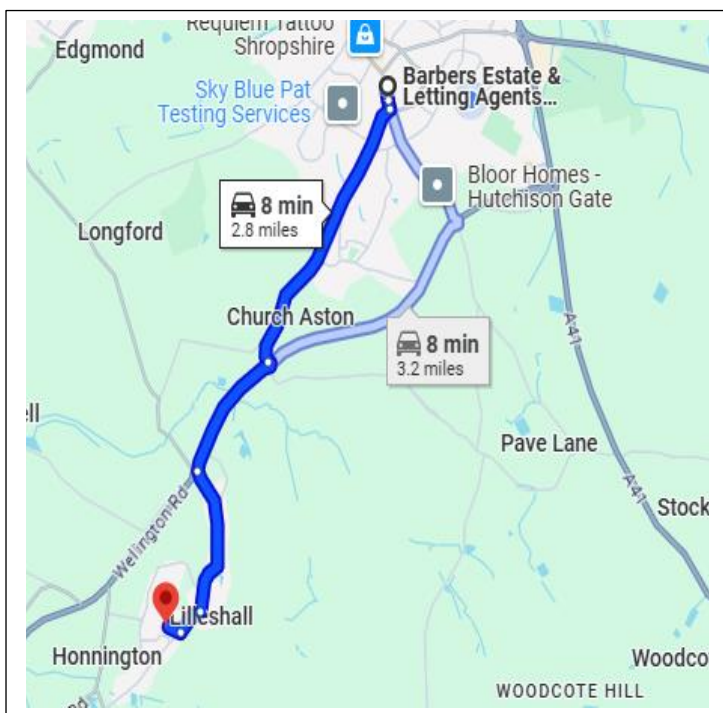


**USEFUL INFORMATION: TO VIEW THIS PROPERTY:**

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

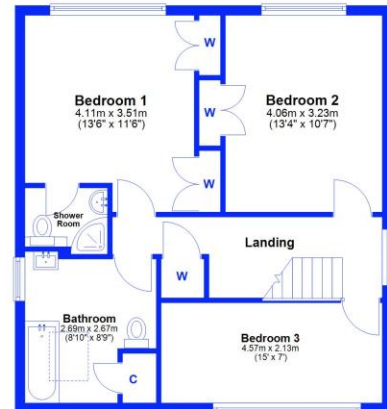
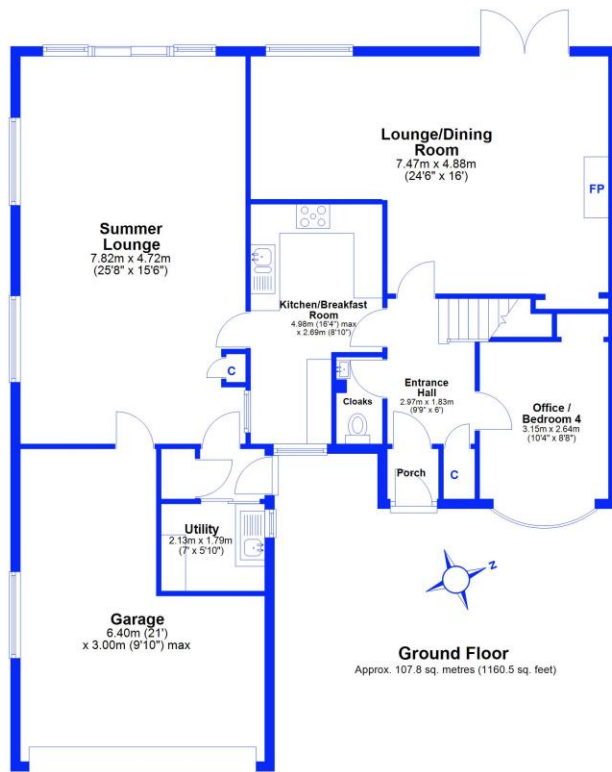


**DIRECTIONS:** From Newport High Street, turn down Wellington Road, at the roundabout take the 3rd exit onto the A518, at the next roundabout take the 1st exit onto Limekiln Lane, follow this road until it becomes Church Road and then turn left into Church Meadow where the property will be identified 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. 166.1 sq. metres (1788.4 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.

34 Church Meadow, 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

Tel: 01952 820 239

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

**Barbers**

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.