



Roger  
Parry  
& Partners

5 Coppice Drive, High Ercall, Telford, TF6 6BX





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Asking Price £270,000

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Well laid out accommodation briefly comprises; Entrance hall with downstairs WC/utility room, open plan sitting room come dining room and kitchen. Upstairs the property has three generous bedrooms and modern family bathroom.

The property has the added benefit of gas heating and double glazing together with a larger than average garage and private rear gardens.

#### **ACCOMMODATION COMPRISING:**

##### **ENTRANCE CANOPY**

To uPVC panelled and leaded, glazed front door with matching side screen to one side leads to:

##### **ENTRANCE HALL**

10'10" x 6'10" (3.3 x 2.08)

With wood effect, laminate flooring, radiator, coving to ceiling, central light point, useful understairs recess, telephone point.

Entrance hall gives access to:

##### **DOWNSTAIRS WC/UTILITY ROOM**

5'10" x 4'9" (1.78 x 1.45)

With WC, wall-mounted wash hand basin, space, and plumbing for automatic washing machine, radiator, ceramic tile flooring, fully tiled to all walls, uPVC, double glazed, opaque glass window to the rear.

From entrance hall, door to:

##### **DINING ROOM**

9'8" x 9'3" (2.95 x 2.82)

With wood effect laminate flooring, radiator, power points, double glazed window to the side.

The dining room opens up into:

##### **SITTING ROOM**

15'3" x 12'0" (4.65 x 3.66)

With open fireplace with raised Quarry tile hearth, large radiator, two central light points, coving to ceiling, power points, TV aerial socket, double glazed window overlooking private rear gardens with double French doors alongside with full-length windows set to either side giving access to the rear gardens.

From dining area, glazed and wooden door to:

##### **KITCHEN**

9'8" x 8'3" (2.95 x 2.51)

With range of units comprising solid wooden worksurfaces extending to four wall sections with range of cupboards and drawers under and tile splash above, built-in Belfast style sink, built-in four-ring stainless steel gas hob with stainless steel extractor hood above, built-in double oven set into housing with storage cupboards above and below, space and plumbing set for dishwasher, space for upright fridge freezer, range of eye level cupboards, ceramic tile flooring, tile sill to large, uPVC, double glazed window to the front, matching glazed and panel service door to the side, range of recess spotlights and power points.

From Entrance Hall, stairs lead to:

##### **NATURALLY LIT LANDING**

With access to roof space, power point, double glazed window to the side, door to built-in linen cupboard.

Landing gives access to bedroom accommodation comprising:

##### **BEDROOM ONE (FRONT)**

15'8" x 9'10" (4.78 x 3)

With radiator, power, and lighting points, uPVC double glazed window to the front.

##### **BEDROOM TWO (REAR)**

12'1" x 8'0" (3.68 x 2.44)

With radiator, power and lighting points, wood effect laminate flooring, louvered wood doors to built-in double wardrobes with hanging rail and shelving, uPVC double glazed window to the rear overlooking gardens.

##### **BEDROOM THREE (REAR)**

9'0" x 7'10" (2.74 x 2.39)

With wood effect laminate flooring, radiator, power, and lighting points, double glazed window to the side.

##### **BATHROOM**

8'8" x 5'10" (2.64 x 1.78)

Fitted with modern white suite comprising one panelled bath with fitted Creda electric shower unit and glazed side screen, vanity wash hand basin with mirror above, WC, fully tiled to all walls, chrome ladder style radiator, central light points, extractor fan, double glazed opaque glass window to the side.

##### **OUTSIDE FRONT**

The property is approached over tarmac driveway giving off-road parking for at least two cars and extending down the side of the property giving access to the garage. Front gardens are laid to lawns surrounded by shrubs and specimen tree inset. Tarmac pathway extends across the front of the property. Outside water tap, outside light.

##### **GARAGE**

17'4" x 11'6" (5.28 x 3.51)

With metal up-and-over door, concrete floor, power, and lighting points, wall wall-mounted gas-fired boiler supplying domestic hot water and central heating, wood framed window to the rear, and service door to the side.

##### **OUTSIDE REAR**

From French doors of sitting room out onto coloured, paved, sun patio extending across the width of the property with service door into the rear of the garage. Good-sized lawns extend with flower and shrub borders set to the sides.

Gardens run to a good size and are enclosed by a variety of fencing with specimen Pine tree to the rear. Pedestrian side access via tarmac path and a wooden gate leads back to the front.

##### **DIRECTIONS:**

From Shrewsbury take the B5062 (Newport Road) Travel through the village of Roden and on to High Erccall On reaching High Erccall continue into the centre of the village turning left at the T junction As you exit the village Coppice Drive is situated on the left hand side Follow the road around to your left and No5 is situated on the left indicated by the for sale sign

##### **SERVICES:**

Mains Gas Central Heating

Mains Electricity

Mains Water Rated

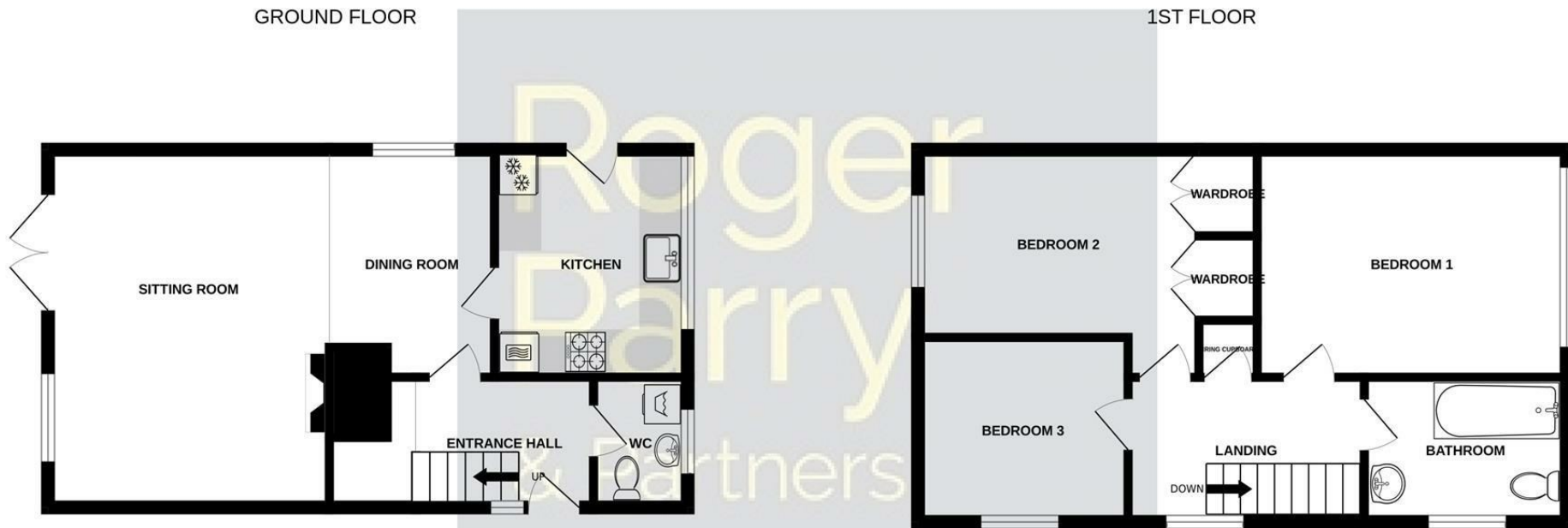
Mains Drainage

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Council Tax Band: C

Council Tax Cost (PA): £1,655

Local Authority: Telford and Wrekin Borough Council

Floor Plan  
(not to scale - for identification purposes only)



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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## General Services:

**Local Authority:** Telford and Wrekin Borough Council

**Council Tax Band:** C

**EPC Rating:**

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

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## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:  
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG  
[shrewsbury@rogerparry.net](mailto:shrewsbury@rogerparry.net)

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.