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**Treetops, 2 Eaton Road, Childs Ercall, Market Drayton, TF9 2DD
Offers In The Region Of £365,000**



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Childs Ercall sits in the Shropshire countryside, between the towns of Newport and Market Drayton. The village itself is mentioned in the Domesday Book in 1086, and there still remain many historic properties within the village, including Childs Ercall Hall. At the centre of the village is the village green, with the sandstone church of St Michael and All Angels lying to the West. The 'Jubilee Village Hall' is widely used by various groups and classes, adjoining which is a large playing field with a football pitch and a separate children's play area. The village also has its own licenced 'Childs Ercall Club', with bar and function room and adjacent bowling green, which also hosts a number of social societies and activities and is open to all during some evenings in the week. The village lies about 7 miles from Newport, with its highly regarded schools and its diverse range of leisure and shopping facilities, and approximately 6½ miles from Market Drayton, again with good primary and secondary schools, shopping and leisure facilities. The larger towns of Telford, Shrewsbury and Stafford have even more amenities, and also provide rail and motorway links.

An internal inspection is highly recommended. The property is set out in further detail below;

Recess Porch and panelled composite front door into...

Entrance Hall

Having ceramic tiled floor and centrally located staircase. Radiator.

Cloakroom / WC

With ceramic tiled floor continued. Wall mounted wash hand basin and base cupboard below. Close coupled WC. Tiled walls.

Study

9'8" x 7'6" (2.95 x 2.31)

A multi-functional room, currently being utilised as a hobby room. With radiator and front aspect uPVC double glazed window.

Breakfast Kitchen

10'9" x 10'2" (3.3 x 3.12)

Base and wall mounted cabinets comprising high gloss white fronted cupboards and drawers with wooden worksurfaces above. Integrated fridge-freezer and dishwasher. Built-in electric double oven with induction hob above. Ceramic sink with drainer. Rear aspect uPVC double glazed window and radiator.

Utility Room

5'4" x 6'0" (1.63 x 1.85)

With matching base and wall cabinets with work surface. Round wash basin, integrated washing machine and dryer. Partially glazed courtesy door to rear garden.

Lounge

15'8" x 10'7" (4.8 x 3.23)

A well proportioned room having contemporary wood burner and solid hearth. Double glazed sliding doors open to...

Conservatory

10'11" x 9'8" (3.35 x 2.95)

Having fully glazed roof and uPVC double glazed windows. Ceramic tiled floor and underfloor heating. 'French' doors open out to the rear garden.

Dining Room

13'3" x 8'2" (4.04 x 2.49)

Currently utilised as a second sitting room, having built-in storage cupboard. Radiator and front aspect uPVC double glazed window.

Staircase from the Entrance Hall leads to the first floor Landing, with side aspect window, radiator and built-in storage cupboard. Hatch to partially boarded loft with fitted ladder.

Principal Bedroom

15'1" x 11'1" (4.62 x 3.4)

Being of good size with fitted double wardrobes and drawer units. Front aspect uPVC double glazed window and radiator.

En-suite

Being fully-tiled with mains shower cubicle, wash basin with cupboard below and close coupled WC. Chrome faced ladder radiator and side facing frosted double glazed window.

Second Bedroom

11'1" x 12'4" (3.38 x 3.76)

Double bedroom with large fitted wardrobe. Rear aspect uPVC double glazed window and radiator.

Third Bedroom

10'2" x 10'11" (3.1 x 3.33)

Double bedroom with front aspect uPVC double glazed window and radiator.

Fourth Bedroom

10'0" x 5'8" (3.07 x 1.74)

With a rear aspect uPVC double glazed window and radiator.

Family Bathroom

Being fully-tiled with modern suite having panelled bath with mains shower and wall mounted wash basin. Close coupled WC and chrome ladder radiator. Side facing frosted double glazed window.

Outside

The property is approached over a shared entrance which leads to a block

paved drive offering parking for 2-3 cars. The front garden is laid to shaped lawns and slabbed pathways leading down both gated sides of the house. The south facing rear garden is landscaped to lawn with shrubbed borders and mature hedges to the back providing privacy. A patio area allows space for summer dining. Garden shed ideal for storage.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Shropshire Council, that the property is in Band: D

EPC RATING: C (73)

TENURE: We are advised by the Vendors, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity and drainage are connected. The property is heated by LPG gas central heating.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519
Email: sales@tempertons.co.uk

DIRECTIONS: Take the A41 north from Newport in the direction of Market Drayton. Turn off the A41 at Stanford Bridge and then take the first right to Childs Ercall. As you enter the village the property is located on your left, identified by our for sale board.

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

HOME BUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

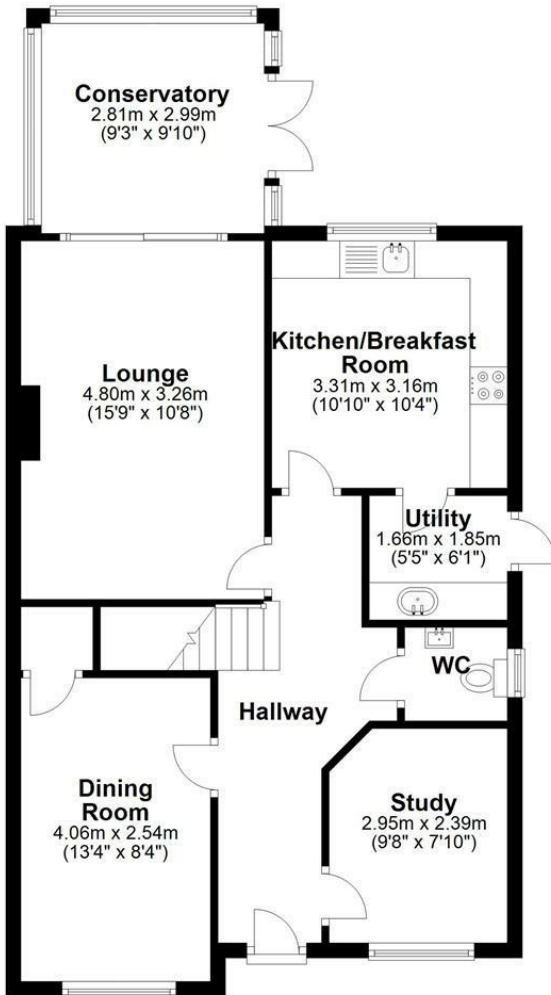




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

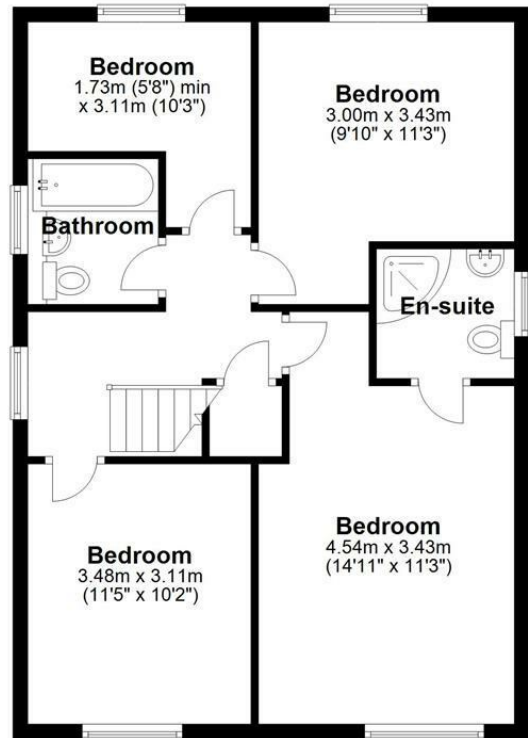
Ground Floor

Approx. 71.2 sq. metres (766.4 sq. feet)



First Floor

Approx. 61.6 sq. metres (663.5 sq. feet)



Total area: approx. 132.8 sq. metres (1430.0 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

