



SAMUEL WOOD

4 Blakeway Mews Ridgway, High Ercall, Telford, TF6 6BZ

Asking Price £220,000



4 Blakeway Mews Ridgway

High Ercall, Telford, TF6 6BZ



- Beautifully Presented Family Home
- Landscaped Garden
- Sought After Location
- Downstairs Cloakroom
- Gas Central Heating
- Three Generous Sized Bedrooms
- Two Allocated Parking Spaces
- Spacious Reception Room
- Modern Family Bathroom
- EPC Rating B

Samuel Wood is delighted to offer for sale this beautifully presented family home on Blakeway Mews in High Ercall. The well designed accommodation provides contemporary living spaces complemented by attractive gardens and two allocated parking spaces. Located in the popular rural village of High Ercall within excellent school catchment, close to shops and useful road links. Viewing is highly recommended by the selling agent.

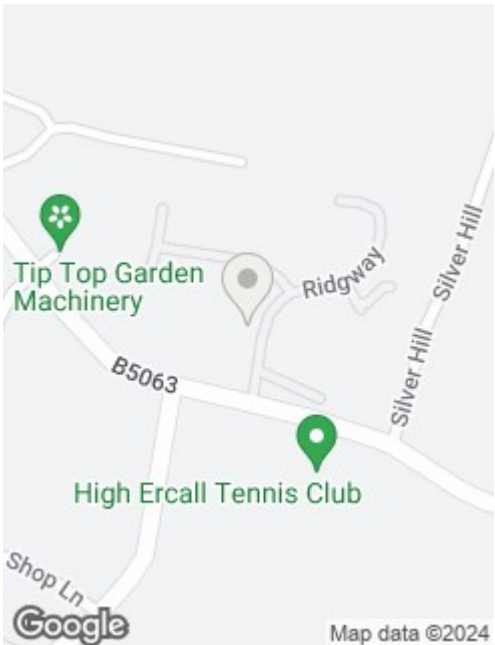
4 Blakeway Mews on Ridgway, High Ercall, is a charming three-bedroom end-of-terrace home. The ground floor boasts a well-designed layout, featuring a convenient cloakroom near the entrance. The spacious living room is a highlight, with double doors that open directly to the landscaped rear garden, creating a seamless indoor-outdoor flow. The kitchen is efficiently designed with modern fittings and ample storage options, making it a practical space for cooking and dining.

Upstairs, the property offers three comfortable bedrooms. Two of these are double bedrooms, providing plenty of space for furnishings and storage, while the third is a single bedroom, ideal for a child's room or a home office. The family bathroom is well-appointed, serving all the bedrooms with modern fixtures and fittings, ensuring convenience for all residents.

Externally, the property features a landscaped rear garden, perfect for outdoor activities and relaxation. The garden is thoughtfully designed to provide a serene environment with minimal maintenance. Additionally, 4 Blakeway Mews benefits from two allocated car parking spaces, a valuable asset in this residential area, ensuring hassle-free parking for homeowners and guests. Overall, this home combines practical living spaces with outdoor appeal, making it an excellent choice for families and professionals alike.







Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 19Mbps & Superfast 300Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford , TF3 4JG

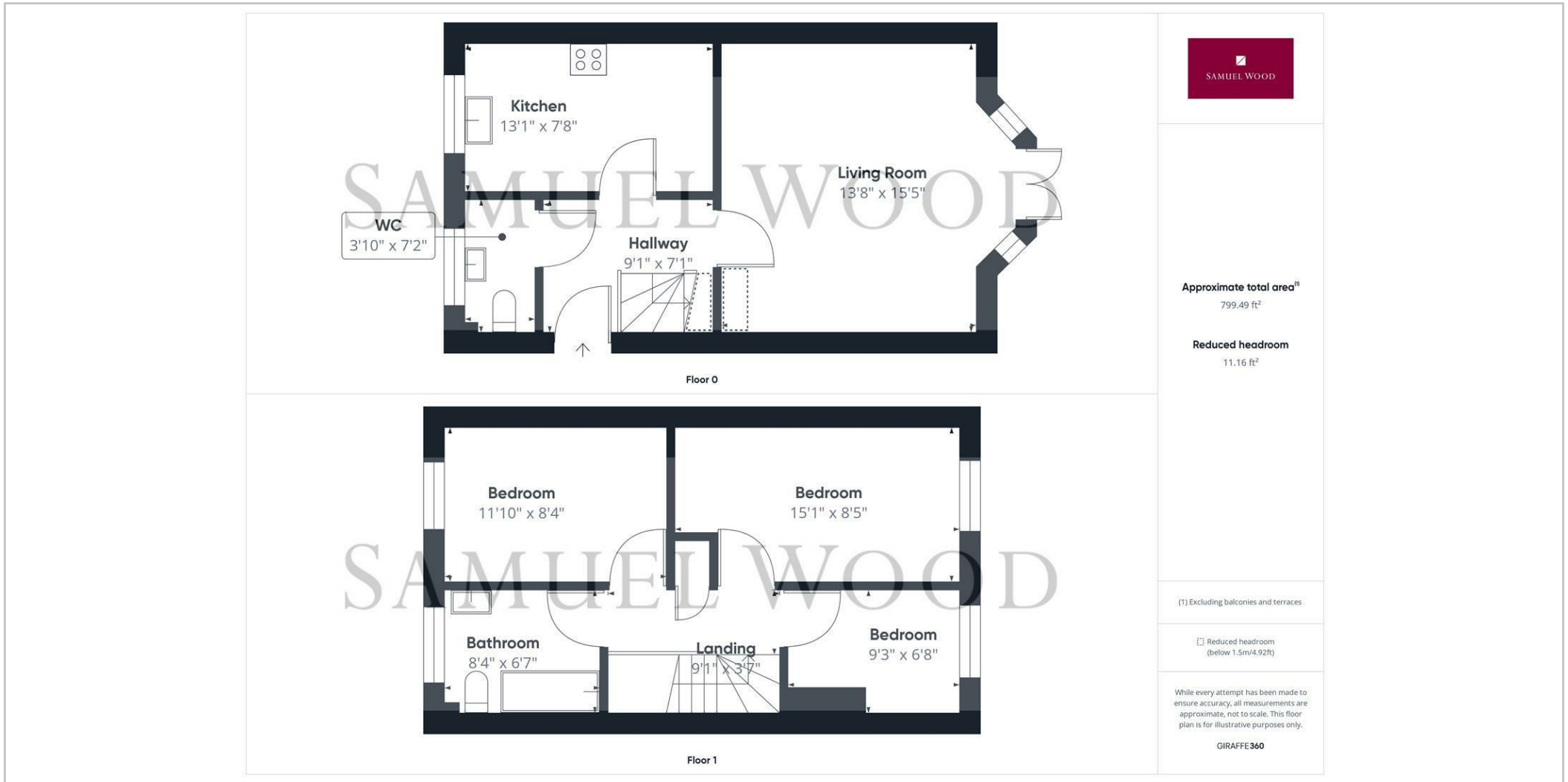
Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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