



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**12 Coppice Drive, High Ercall, Telford, TF6 6BX**

**£265,000 Region**

To view this property please call us on **01743 236 800** Ref: C7589/WM/KQ



# A well planned and well proportioned, three bedroom detached house in need of some modernisation.

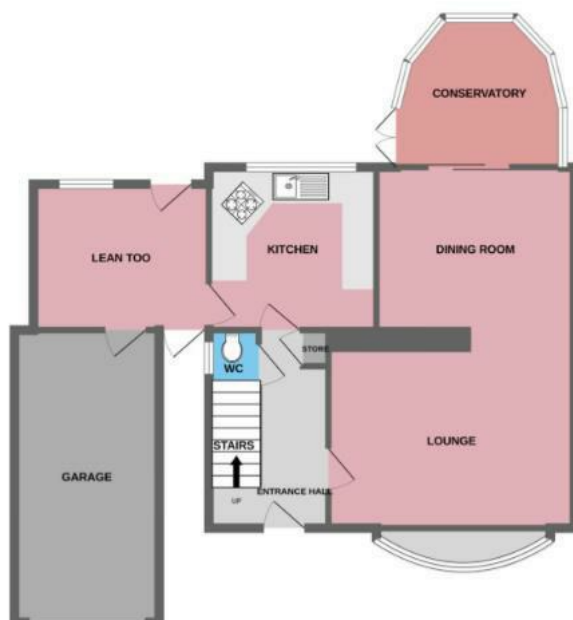
This well planned and well proportioned three bedroom detached house requires some modernisation, briefly comprising; entrance hall, lounge, dining room, conservatory, kitchen, lean-to, three bedrooms, shower room and separate wc. Garage and parking. Neatly kept good sized rear garden. The property benefits from oil fired central heating.

The property occupies a very pleasant position on this popular residential cul-de-sac on the fringe of the village of High Ercall, which is conveniently placed for access to Shrewsbury, Telford, Newport and Market Drayton.



## FLOOR PLANS

GROUND FLOOR



1ST FLOOR



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## INSIDE THE PROPERTY

### ENTRANCE HALL

#### SEPARATE WC

Window to the side  
WC

#### LOUNGE

15'1" x 11'9" (4.6m x 3.6m)  
Bow window to the front  
Opening to:

#### DINING ROOM

12'1" x 9'10" (3.7m x 3m)  
Sliding doors to

#### CONSERVATORY

10'9" x 9'10" (3.3m x 3m)  
French doors to rear garden

#### KITCHEN

10'2" x 8'10" (3.1m x 2.7m )  
Range of matching wall and base units  
Window to the rear  
Access to:

#### LEAN-TO

10'9" x 8'10" (3.3m x 2.7m )  
Door to garden  
Window to the rear  
Door to garage

STAIRCASE rising to FIRST FLOOR LANDING

#### BEDROOM 1

11'9" x 10'9" (3.6m x 3.3m )

#### BEDROOM 2

10'9" x 9'6" (3.3m x 2.9m )

#### BEDROOM 3

8'2" x 6'6" (2.5m x 2m )

#### SHOWER ROOM

Large shower cubicle  
Wash hand basin,  
Window

#### SEPARATE WC

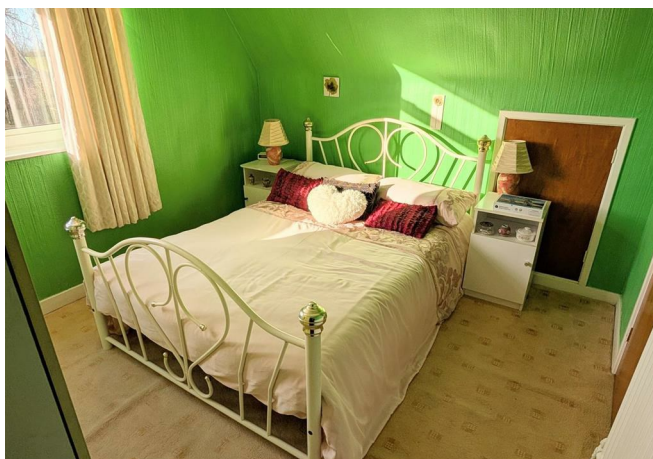
## OUTSIDE THE PROPERTY

#### GARAGE

17'4" x 8'6" (5.3m x 2.6m )

The property is approached over a gravelled driveway providing ample parking, flanked by lawn area with mature hedging.

Good sized enclosed REAR GARDEN laid to lawn with gravelled patio area with well stocked floral and shrubbery borders. Greenhouse and garden shed.





## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the B5062 Newport Road and proceed through the village of Roden into High Ercall. At the T junction turn left towards Shawbury, then take the second left into Coppice Drive, where the property will be found after a short distance on the right hand side.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?

### SERVICES

We understand that mains water, electricity, drainage are connected. Oil fired central heating.

### TENURE

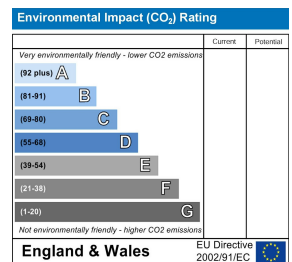
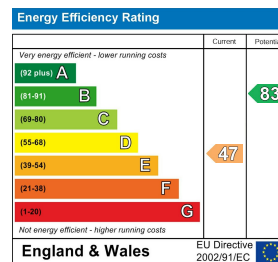
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: D

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.



### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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