



“Birchwood”, Childs Ercall

Offers in the region of **£425,000**

This beautiful 3 Bedroom, detached home occupies an elevated plot and lies on the periphery of the delightful village of Childs Ercall. It has been very happily occupied by the same owners since it was new approximately 22 years ago and boasts stunning views over open countryside, (which may be enjoyed from the Juliet balcony to the Master Bedroom). In addition, the property also provides such perks as a 24ft Lounge/Diner, large Conservatory, more than ample driveway parking and an Integral Garage.

Briefly comprising Entrance Hallway, Lounge/Diner, Conservatory, Breakfast Kitchen, Utility Room, Study, Downstairs W.C., Integral Garage, 3 Bedrooms (Master with En-suite & Walk-in Wardrobe) and Bathroom, externally there is a large driveway and extremely well-kept gardens to the front and rear. Being inbetween the popular market towns of Market Drayton and Newport and offering NO UPWARD CHAIN, it is the perfect family home. uPVC D.G. & Oil C.H. throughout. (New boiler fitted approx 3 years ago).

Birchwood Childs Ercall Nr. Market Drayton Shropshire

Property entered via
front door into

Entrance Hallway 10' 11" x 6' 1" (3.32m x 1.85m)
Provides access to all downstairs rooms and stairs to first floor.

Lounge/Diner 24' 0" x 10' 0" (7.31m x 3.05m) (plus bay)

Conservatory 14' 1" x 10' 1" (4.29m x 3.07m)

Breakfast Kitchen 14' 1" x 10' 1" (4.29m x 3.07m) (max)

Utility Room 7' 10" x 6' 1" (2.39m x 1.85m)

Study 9' 0" x 6' 11" (2.74m x 2.11m)

Downstairs W.C. 7' 0" x 3' 0" (2.13m x 0.91m)

Upstairs to
galleried first floor landing which provides access to all Bedrooms and Bathroom.

Master Bedroom 12' 0" x 11' 0" (3.65m x 3.35m) (max)
Juliet Balcony. Doors to En-suite and

Walk-in Wardrobe 5' 10" x 4' 10" (1.78m x 1.47m) (max)

En-suite 7' 0" x 6' 10" (2.13m x 2.08m) (max)

Bedroom 2 15' 1" x 7' 1" (4.59m x 2.16m) (min)

Bedroom 3 10' 0" x 6' 10" (3.05m x 2.08m)

Bathroom 7' 11" x 5' 1" (2.41m x 1.55m)

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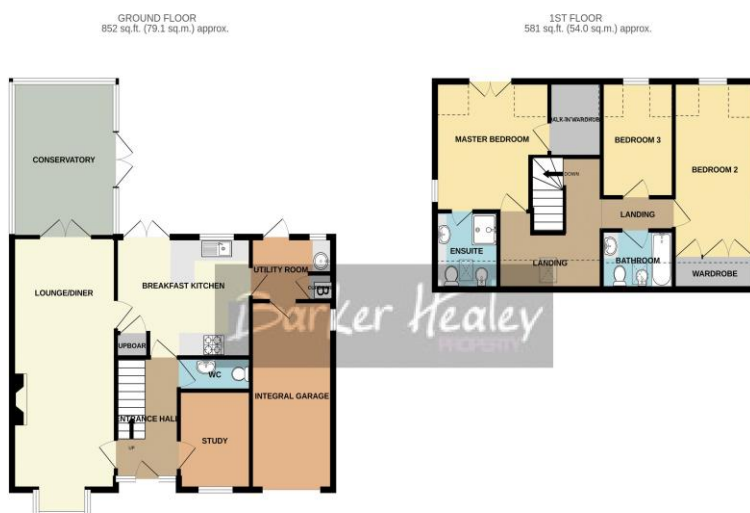
VIEWING STRICTLY BY APPOINTMENT ONLY

Integral Garage 17' 1" x 8' 0" (5.20m x 2.44m)
Up and over door to the front. Pedestrian door to the Utility Room.

Externally

To the front is a sweeping tarmac driveway which leads to the Integral Garage. Either side of the driveway are lawned areas edged with mature plants and shrubs. To the left of the house is a lean-to storage structure which may be accessed from the front or rear of the property. To the right is a wooden gate which leads to the rear garden.

The enclosed rear garden comprises a large paved patio closest to the house. A paved pathway leads to a separate allotment area and greenhouse, from which views over open countryside may be enjoyed. A lawned area interspersed with a wide variety of plants, shrubs and trees lies to the top of the garden.



Barker Healey
PROPERTY



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