



1 Dodecote Drive, Childs Ercall.

Offers in the region of **£199,995**

Built in 1904 to accommodate local farm workers, this 3 Bedroom semi-detached cottage is situated down a quiet lane and enjoys uninterrupted views over open countryside. Being offered as a modernisation project, there is ample parking, a good sized garden and excellent potential to extend (previous planning permission granted for a 2 storey extension which has since expired).

Briefly comprising Breakfast Kitchen, Lounge, Downstairs Bathroom and 3 Bedrooms, the property benefits from uPVC D.G. and some electric heating. Externally there is a substantial wooden outbuilding and space for the erection of a garage (subject to necessary consents). A fabulous opportunity to 'escape to the country' without the hefty price tag! NO UPWARD CHAIN! Council Tax Band B. EPC Rating G.

1 Dodecote Drive Childs Ercall Market Drayton Shropshire

Property entered via

partially glazed uPVC door under storm porch to the front into entrance hallway which provides access to Lounge and

Downstairs Bathroom 9' 3" x 7' 6" (2.82m x 2.28m) (max)

Lounge 15' 8" x 11' 9" (4.77m x 3.58m) (max)
Opening to stairs to first floor.

Breakfast Kitchen 15' 4" x 8' 0" (4.67m x 2.44m)

Door to the rear garden. Understairs storage cupboard.

Upstairs from Lounge to

first floor landing which provides access to all Bedrooms.

Bedroom 1 12' 9" x 9' 3" (3.88m x 2.82m)
Built-in cupboard space.

Bedroom 2 10' 5" x 7' 9" (3.17m x 2.36m)

Bedroom 3 7' 7" x 7' 7" (2.31m x 2.31m)

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VIEWING STRICTLY BY APPOINTMENT ONLY

Outside

To the front is a lawned garden with a paved pathway to the front door and leading round to the side. A raised border and low level log store also exist. A parking area for 3 cars exists to the side and a timber pedestrian gate allows access to the rear garden.

The rear garden is mostly laid to lawn with a paved patio area situated closest to the house. A large wooden outbuilding offers lots of kenneling and storage options. Outside light.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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. Made with Intertop 6/2005

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PROPERTY



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