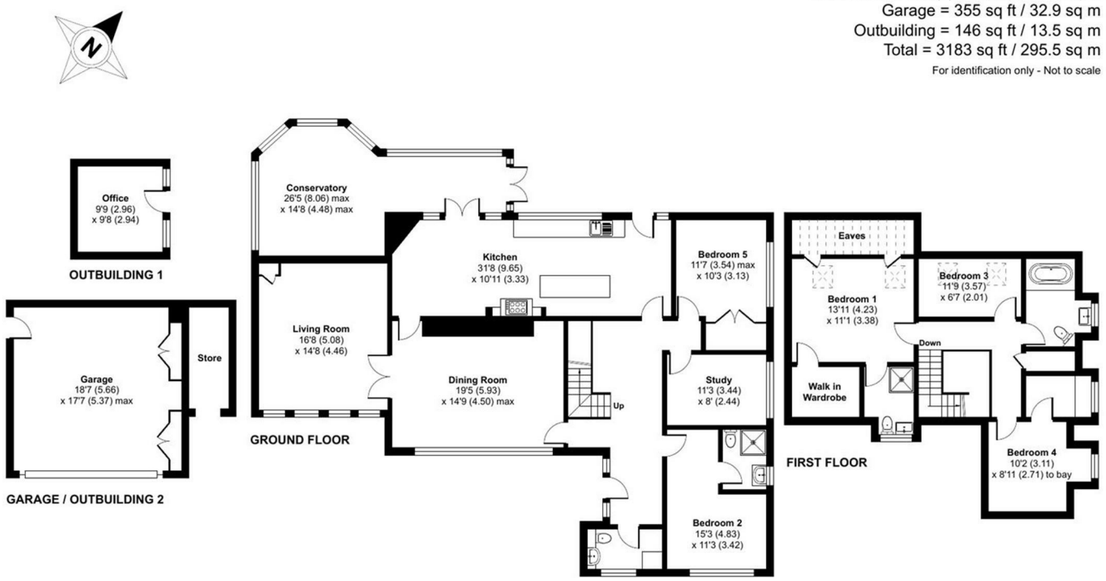
FOR SALE

The Pippins Park Lane, High Ercall, Telford, Shropshire, TF6 6BA

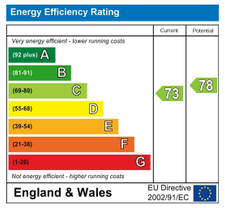
Approximate Area = 2620 sq ft / 243.4 sq m
Limited Use Area(s) = 62 sq ft / 5.7 sq m
Garage = 355 sq ft / 32.9 sq m
Outbuilding = 146 sq ft / 13.5 sq m
Total = 3183 sq ft / 295.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1276330

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgb.com

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FOR SALE

Offers in the region of £729,500

The Pippins Park Lane, High Ercall, Telford, Shropshire, TF6 6BA

Nestled in the charming village of High Ercall, Telford, this impressive five-bedroom house on Park Lane offers space, comfort, and modern living. Spanning an expansive 2,620 square feet, this property is ideal for families seeking a generous home with ample room for both relaxation and entertainment.







FOR SALE

4 Reception Room/s

5 Bedroom/s

3 Bath/Shower Room/s











- **Double Garage**
- **Large Plot**
- **Well-Presented**
- **Village Location**
- **Immaculate Gardens**
- **Office Outbuilding**

DESCRIPTION
The Pippins is a superbly presented and individually designed five-bedroom detached residence, offering over 2,600 square feet of outstanding and flexible living accommodation. Positioned on a generous and private 0.5-acre plot, this impressive home is tucked away in a peaceful setting within the highly sought-after village of High Ercall. The location offers convenient access to both Telford and Shrewsbury, with the village convenience store and the well-regarded High Ercall Primary School both within walking distance.

The ground floor features a welcoming entrance hallway leading to a stunning 31-foot breakfast kitchen, beautifully appointed with granite worktops. A light-filled 27-foot P-shaped conservatory provides a perfect space for entertaining or relaxing, complemented by a formal 19-foot dining room and a spacious 16-foot sitting room. Also on the ground floor is a double bedroom with en-suite shower room, a further double bedroom, a study and a modern ground floor WC with a built in laundry unit.

Upstairs, the master suite boasts an en-suite shower room and a walk-in wardrobe, while a second double bedroom also benefits from its own walk-in wardrobe. There is a further versatile single bedroom or office space, as well as a superbly refitted family bathroom, designed to a high standard.

The property has been extensively improved by the current owners, with great attention to detail and high-quality finishes throughout. The loft has been boarded and has a loft ladder. Externally, the home is surrounded by beautifully landscaped gardens, an extensive block-paved driveway, and accessed via an electric gated entrance. A large detached double garage includes useful workshop space, and further benefits include triple glazed windows and a C-rated energy efficient boiler.

Viewing is essential to truly appreciate the quality, space, and setting that this exceptional property has to offer.

LOCATION
The property is well positioned within this popular village, which provides a number of useful amenities including a shop, hairdresser and active village hall, primary and nursery schools as well as a tennis club. The village is also ideally placed for access to shopping, general leisure and social facilities at either Shrewsbury, Telford, Wellington or Newport, where there are also a selection of schools. The surrounding countryside is known for its unspoilt farmlands and walks, whilst commuters will be pleased to note that there is ready access to a number of commercial routes linking through to Telford, Wolverhampton and The Potteries.

ROOMS

GROUND FLOOR

ENTRANCE HALL
The impressive entrance hall offers access to the first floor as well as the opportunity to create a study or storage area.

LIVING ROOM
The large living room offers a dropped ceiling with spotlights as well as four rectangular windows to the front elevation for added natural light.

DINING ROOM
The dining room provides ample natural light through the large window to the front elevation as well as a beautiful feature fireplace.

KITCHEN
The spacious fully fitted kitchen offers ample worktop and storage space as well as views and access to the rear elevation.

CONSERVATORY
The expansive conservatory provides additional living space as well as French doors leading into the rear garden and surrounding views of the exceptionally presented outdoor space.

STUDY
The study is a versatile room with views to the side of the property.

W.C.
A white two-piece suite comprising of hand-wash basin and W.C. as well as a built in laundry unit.

BEDROOM TWO
A well-sized double bedroom with views to the front elevation and access to the en-suite.

EN-SUITE
A white three-piece suite comprising of shower, hand-wash basin and W.C.

BEDROOM FIVE
A versatile room which can be used as either a double bedroom, snug or playroom etc. with a fitted wardrobe and views to the side elevation.

FIRST FLOOR

BEDROOM ONE
A spacious double bedroom with eaves storage, two Velux windows, access to the ensuite and even a walk-in-wardrobe.

EN-SUITE
A white three-piece suite comprising of shower, hand-wash basin and W.C.

BEDROOM THREE
A single bedroom which could also be used as office space with two Velux windows to the rear aspect.

BEDROOM FOUR
A further double bedroom with views to the side of the property and a walk in wardrobe.

BATHROOM
A white three-piece suite comprising of bath, hand-wash basin and W.C.

EXTERNAL

DOUBLE GARAGE
A detached double garage with an electric up-and-over door, a boarded loft with a loft ladder as well as extra storage space around the back and log store to the side.

OFFICE
The office is a versatile space set in the garden with the added convenience of multiple power points.

FRONT ELEVATION
The front elevation presents electric gates leading through to the private drive which offers ample parking space and access to the rear of the property.

GARDENS
The large wrap-around garden provides four water taps and a number outdoor electric sockets, as well as both patio and grassed area, perfect for entertaining, gardening and relaxing.

There is a garden shed too, which has electric lighting and power.

LOCAL AUTHORITY
Telford and Wrekin Council.

COUNCIL TAX BAND
Council Tax Band: G

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWINGS
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.