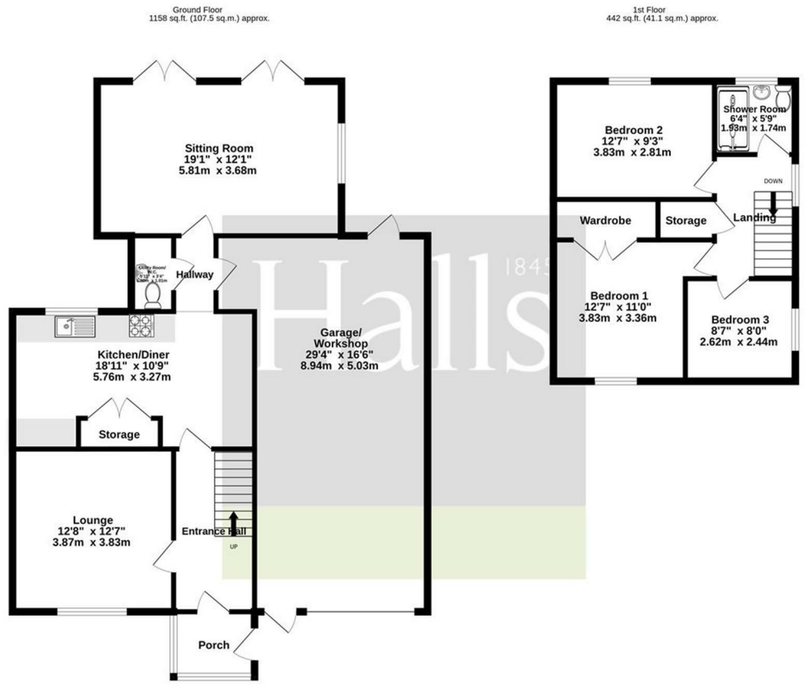
FOR SALE

7 St. Michaels Way, Childs Ercall, Market Drayton, Shropshire, TF9 2DE

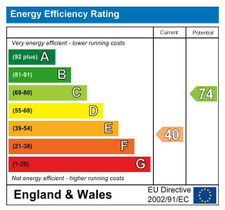


TOTAL FLOOR AREA : 1600 sq.ft. (148.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 Metropix ©2026

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



Halls 1845

01952 971800

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

RICS Regulated by RICS
The Property Ombudsman
OnTheMarket.com
APPROVED CODE TRADINGSTANDARDS.UK

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings,Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



FOR SALE

Offers in the region of £250,000

7 St. Michaels Way, Childs Ercall, Market Drayton, Shropshire, TF9 2DE

Spacious three-bedroom home in a popular semi-rural village, offering two reception rooms, a generous kitchen/diner, utility/W.C. and a substantial garage/workshop. With ample storage, a low-maintenance garden and brick-built sheds, this well-presented property is perfect for first-time buyers or growing families.







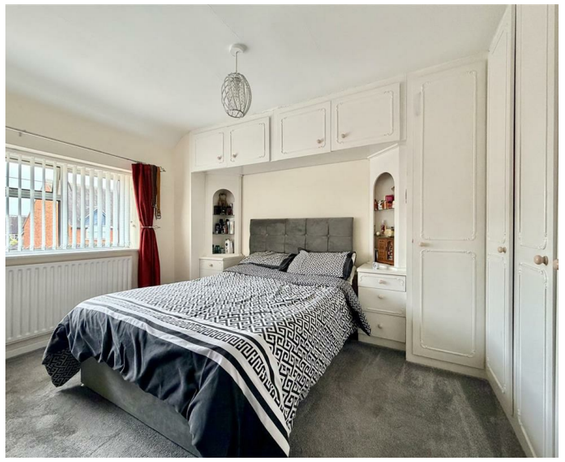
FOR SALE

2 Reception Room/s | 3 Bedroom/s | 1 Bath/Shower Room/s











- Garage/Workshop
- Two Reception Rooms
- Semi-Rural Village
- Utility Room/W.C.
- Ample Storage Options
- Well-Presented

DESCRIPTION

Set within a charming semi-rural village, this well-presented three-bedroom home offers generous living space, excellent storage and plenty of versatility, making it an ideal choice for first-time buyers, growing families or anyone looking to enjoy village life without compromising on practicality.

The accommodation is thoughtfully arranged and includes two welcoming reception rooms, providing flexible space for relaxing, entertaining or even working from home. At the heart of the property is a spacious kitchen/diner, perfect for everyday family life, complemented by a useful utility room with W.C. adding further convenience.

Upstairs, three well-proportioned bedrooms offer comfortable accommodation, while the home benefits from an abundance of storage throughout.

Outside, the low-maintenance rear garden has been designed with practicality in mind and features a block paved patio, a second raised patio, flower borders and a brick-built storage shed housing the oil tank but with space for tools or gardening equipment as well. A standout feature of the property is the substantial garage/workshop, offering fantastic potential for DIY enthusiasts, vehicle storage or those in need of additional workspace.

Enjoying a peaceful village setting whilst remaining within easy reach of nearby amenities and transport links, this is a home that combines space, practicality and lifestyle in equal measure.

LOCATION

Located in the picturesque village of Childs Ercall, this property enjoys the best of Shropshire's rural charm while remaining well placed for everyday convenience. Surrounded by open countryside, the village offers a peaceful setting with a welcoming community, ideal for those seeking a slower pace of life. Nearby Market Drayton, Newport and Telford provide an excellent range of shops, supermarkets, schools and leisure facilities, while the A41 and A442 offer straightforward links for commuters travelling across Shropshire and beyond.

ROOMS

GROUND FLOOR

PORCH

ENTRANCE HALL

LOUNGE

KITCHEN/DINER

INNER HALLWAY

W.C.

SITTING ROOM

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

EXTERNAL

GARAGE/WORKSHOP

LOCAL AUTHORITY

Shropshire Council

COUNCIL TAX BAND

Council Tax Band: B

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

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 £36 (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.