



Helping *you* move



23 Hill Wicket, nr Childs Ercall, TF9 2DW

A Rural Three-Bedroom Detached Bungalow on a large Garden Plot with Far Reaching Countryside Views that's offered through the Modern Method of Auction. Would benefit from updating throughout.

Auction Guide Price

£300,000

Overview

- Three-Bedroom Detached Bungalow on a Large Garden Plot
- For Sale through the Modern Method of Auction, T&Cs Apply
- Ideal for Updating or Redevelopment Subject to required Planning Permissions
- Entrance Porch, Living Room, Kitchen & Conservatory, Three Double Bedrooms, Bathroom
- Superb, Far Reaching Countryside Views, Garage, Outbuildings
- Council Tax Band - C, Energy Rating - E



Brief Description

23 Hill Wicket is a Three- Bedroom Detached Bungalow set in a peaceful rural location, enjoying far- reaching countryside views and a generous, mature garden that wraps around the property. The property does need updating throughout to realise its potential, and there's the space to redevelop or extend subject to all the necessary planning permissions.

The Entrance Porch leading into a good-size Lounge, a Kitchen with a good range of wall and base units, and a bright conservatory overlooking the large Garden and the fields beyond. The flexible accommodation offers you three Double Bedrooms and a Bathroom, making the bungalow suitable for a range of buyers.

Externally, the property benefits from a Garage and an additional outbuilding, providing useful storage or potential for hobbies, with large lawned area to both sides and those stunning views to the rear of the property.

Location

Hill Wicket is midway between Childs Ercall and Howle, so is in a rural but not remote location. Your closest local shop with Post Office will be in Hinstock, and the property is almost equidistant from the larger towns of Newport and Market Drayton.

The property is in a wonderful location, being set along a lane that leads past two properties and onto a farm and giving access to the fields. The turning to this property leads only to this bungalow, one other property and the fields beyond. There is also great access to footpaths leading to Childs Ercall, Howle and Hinstock.



Your **Local** Property Experts

01630 653641

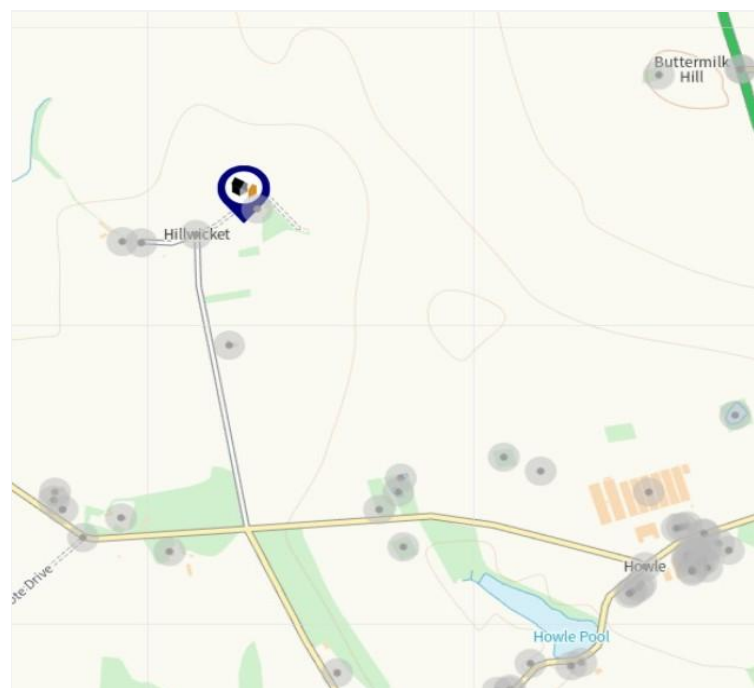


Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains water and electricity services are available, with electric storage heaters and septic tank drainage. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

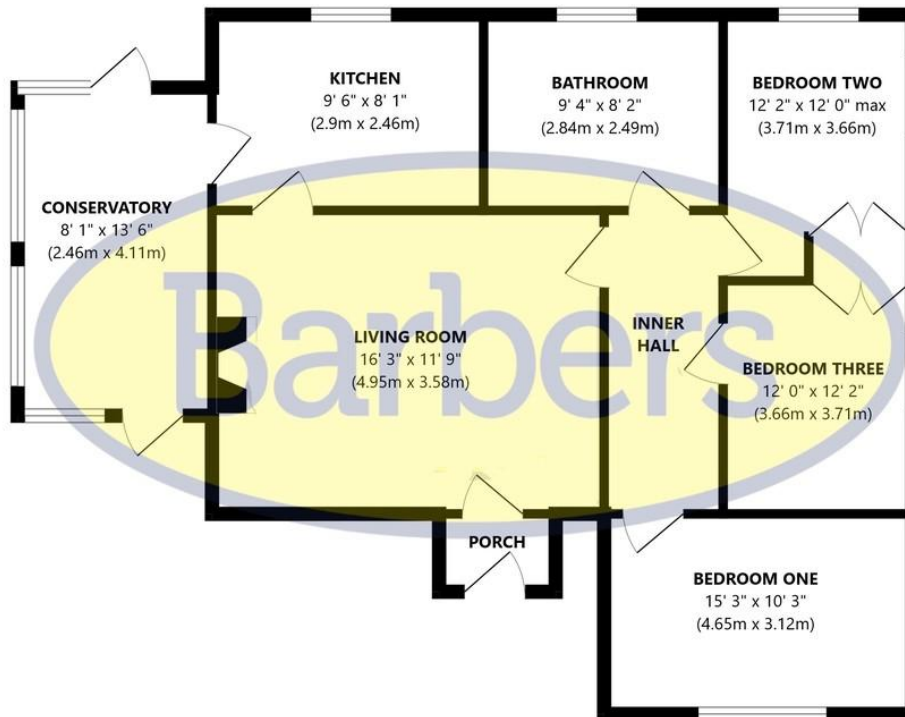
LOCAL AUTHORITY: Telford & Wrekin Council **TENURE:** We are advised that the property is Freehold



DIRECTIONS: From Market Drayton take the A529 Hinstock Road. After approximately 3.5 miles bear right on Mill Green and at the cross roads with the A41 go straight over to stay on Mill Green. In Childs Ercall turn left on Village Road/Newport Road and after approximately 1.1 miles turn left on Hill Wicket, following the road around to the right where the property is on your left.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler, and the cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.



This Floor Plan is Not to Scale
Please use as a Guideline to Layout Only

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
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Selling your home?

If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal**. Our dedicated and friendly team will assist you 6 days a week. **Get in touch today! Tel: 01630 653641**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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