



Helping *you* move



17 Talbot Fields, High Ercall, TF6 6LY

A lovely Two-Bedroom Link-Detached Bungalow located in a popular village location and is offered for sale with the benefit of No Upward Chain. The property has a Through Lounge and an extended Kitchen/Dining Room together with a Garage, Generous Driveway and Large Mature Rear Garden.

Offers in the Region of
£290,000

17 Talbot Fields, High Ercall, TF6 6LY

Overview

- A Superb Detached Bungalow
- No Upward Chain
- Popular Village Location
- Two Good Sized Bedrooms
- Kitchen Dining Room
- Through Lounge
- Shower Room
- Driveway Parking for Three Vehicles
- Lovely Enclosed Rear Gardens with Patio
- Council Tax Band C
- EPC Rating – D



BRIEF DESCRIPTION

A delightful Two-Bedroom Link-Detached Bungalow located in the popular village of High Ercall. The property also has the benefit of No Upward Chain. The accommodation includes an Entrance Hall, a spacious Through Lounge, an extended Kitchen/Dining Room, Two Good-Sized Bedrooms and a Shower Room. The property also has gas central heating and UPVC double glazing throughout.

Externally there is a Garage, a Generous Driveway providing Off-Road Parking and Large Mature Rear Garden.

LOCATION

The popular Village of High Ercall is served by a primary school, Church, Village Shop and Village Hall.

An excellent road network connects the property to the County Town of Shrewsbury (approx. 9 miles) and the market Towns of Wellington (approx. 6 miles) and Newport (approx. 11 miles).



Your **Local** Property Experts
01952 820 239

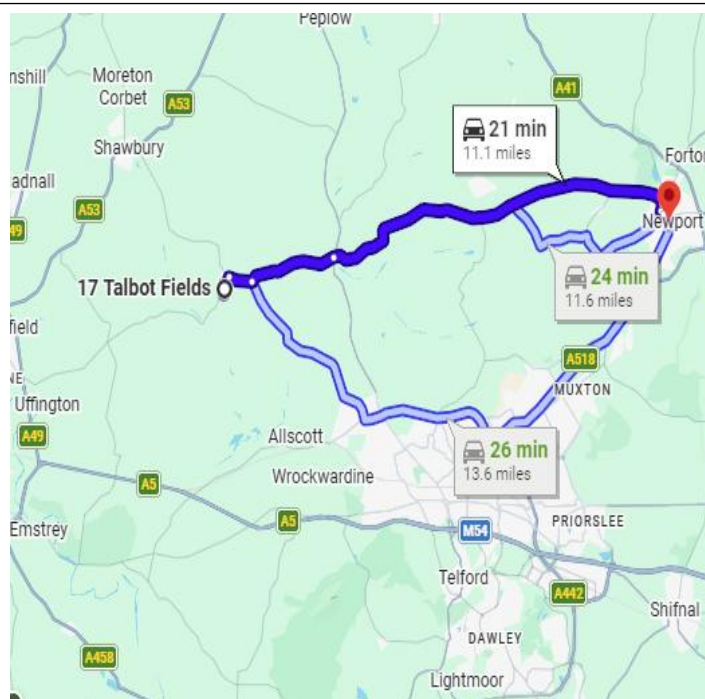
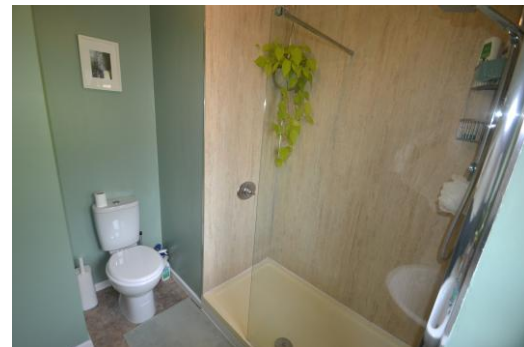


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that all mains services are available. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From Shawbirch roundabout take the exit onto the A442, at Crudgington crossroads turn left onto the B5062, bear left onto Shirlowe Lane and then turn left onto Talbot Fields. The property will be located at the end of this road on the left hand side.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. 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 fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



ENTRANCE HALLWAY

11' 6" x 3' 2" (3.51m x 0.97m)

SHOWER ROOM

5' 9" x 6' 5" (1.75m x 1.96m)

BEDROOM TWO

11' 6" x 9' 4" (3.51m x 2.84m)

BEDROOM ONE

9' 10" x 12' 9" (3m x 3.89m)

KITCHEN DINING ROOM

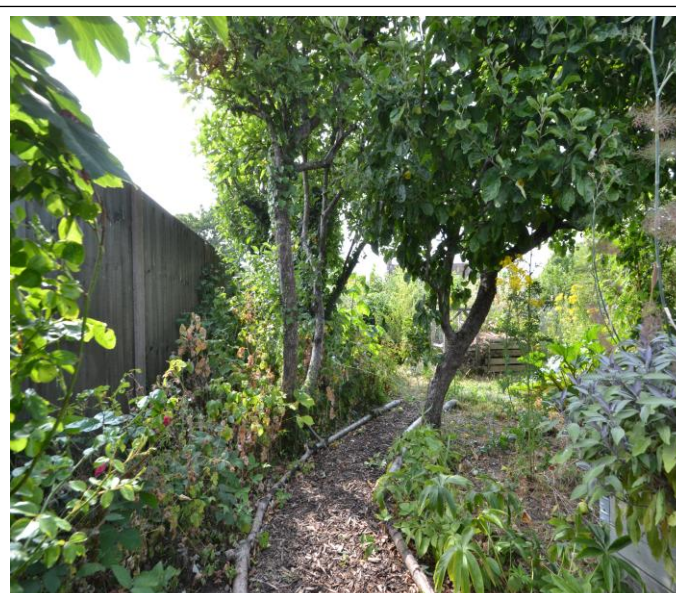
19' 4" x 9' 4" (5.89m x 2.84m)

LOUNGE

21' 11" x 8' 11" (6.68m x 2.72m)

GARAGE

17' 0" x 8' 6" (5.18m x 2.59m)



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: 01952 820 239

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: newport@barbers-online.co.uk

Barbers

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.