

Barbers

The Old Paddock, Hillside, Lilleshall, TF10 9HG

Helping *you* move





## Features

- **A Stunning, Modern, Detached Family Home**
- **Six Bedrooms all with En-Suite Bathrooms**
- **Located in the Beautiful Village of Lilleshall**
- **Open Plan Kitchen Dining Room, Utility Room**
- **Spacious Lounge, Substantial Home Office**

**Finished to an Exceptional Standard Throughout**

**Sixth Bedroom Could be Used as Games Room, Gym or Additional Office**

**Extensive Parking, Sauna, Timber Gym Pod**

**Resistance Swimming Pool, BBQ Pergola**

**Council Tax Band G, EPC Rating B**



## BRIEF DESCRIPTION

An absolutely stunning modern detached six-bedroom family home, occupying an elevated position on a beautiful residential road within this highly sought-after and picturesque village. The vendors have lived at the property for nine years and it is finished to an exceptional standard throughout. The property offers superbly appointed and generously proportioned accommodation. A large central entrance hall creates an immediate sense of space and quality, featuring an oak and glass staircase and access to a ground floor WC and a separate storage/boiler cupboard.

The hallway leads to a spacious lounge, a substantial home office, and the heart of the home - an impressive open-plan kitchen dining room with adjoining snug sitting area. This wonderful space is perfect for both family life and entertaining, complemented further by a bright conservatory and a separate utility room.

The first-floor accommodation is equally impressive, comprising a luxurious principal bedroom with a large en-suite, along with three further double bedrooms, all of which benefit from their own en-suite facilities. A further staircase rises to



Bedroom Five, which enjoys access to a balcony. Bedrooms to the rear of the property benefit from either balconies or Juliet balconies, perfectly positioned to take in the far-reaching views. Accessed via an entrance vestibule from the conservatory is the double garage and a versatile sixth bedroom suite with en-suite shower room. This space would also lend itself perfectly to use as a games room, gym, or additional home office. Designed and built by the current owner, a well-known and respected local builder, the property has served as their family home for the past seven years and showcases a high level of craftsmanship and attention to detail throughout.

Externally, the property provides extensive parking to the front alongside attractively landscaped, low-maintenance gardens. To the rear are beautifully arranged raised patio terraces, ideal for outdoor entertaining, along with a spa resistance swimming pool, sauna, timber gym pod, and a purpose-built BBQ pergola. Lawned areas and mature planting complete this exceptional outdoor space.



Barbers

Helping *you* move

**LOCATION:** Lilleshall is a popular village just south of the market town of Newport - with its busy High Street offering you a good mix of shops, boutiques, cafes, pubs and Victorian indoor market – and is within the catchment area of Newport's highly regarded High and Grammar Schools. Lilleshall itself has a Church, Primary School and Cricket Club, with a wider range of shops, amenities and employment opportunities available in Telford, Stafford and Shrewsbury, and the excellent road and rail links (from Telford and Stafford stations) mean that both Manchester and Birmingham are in commutable distance.

**AGENTS NOTE:** Please note for the under floor heating there are individual room thermostats.

**TO VIEW THIS PROPERTY:** 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](mailto:Newport@barbers-online.co.uk)

**DIRECTIONS:** From our office in the High Street head south, turn right onto Wellington Road and at the roundabout, take the 3rd exit onto Wellington Road/A518 continue for 0.6 miles and at the roundabout with the Red House pub on your right, after approximately half a mile turn left onto Wellington Road. Take the first left turning and bear left onto Hillside, follow this road around and the property is situated on the left hand side, as identified by our for sale board.

**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

**EPC RATING B-85:** The full energy performance certificate (EPC) is available for this property upon request.

**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.

**TENURE:** We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.





**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 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.

# Barbers

**NEWPORT**

30 High Street, Newport, TF10 7AQ | Tel: 01952 820 239  
 Email: [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)  
[www.barbers-online.co.uk](http://www.barbers-online.co.uk)

**MARKET DRAYTON**  
**NEWPORT**  
**SHREWSBURY**  
**WELLINGTON/TELFORD**  
**WHITCHURCH**