Tempertons

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## 1 Airfield View Cotwall Lane, High Ercall, Telford, TF6 6JD

## Offers In The Region Of £495,000

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# Offers In The Region Of £495,000





A spacious four bedroomed brick & tile detached house, occupying a superb sized plot with countryside views to the front and rear, situated in a semi-rural location, having good local amenities nearby , including schools and road links. The property originally belonged to the head of the Airforce base and the service bells used to call servants have been retained as features.

The property is well presented throughout, having refitted both the kitchen and the bathroom suites during the last two years, and offers well proportioned flexible family accommodation with potential for an extension (subject to planning consents). Featuring an open plan kitchen / dining room with log burner, separate family room and good sized lounge, ground floor wet room and two conservatories. The property benefits from gas central heating and is positioned on a good sized plot with driveway offering ample off-road parking and dual access.

AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED, set out in further detail below;

### Open Porch
With composite panelled front door into...

### Hallway
Having staircase rising to first floor and understairs storage cupboard. Radiator.

### Ground Floor Shower Room
Fully-tiled wet room with new waterfall walk-in shower and corner wash hand basin. Low-level flush WC and uPVC double glazed window. Radiator.

### Lounge
17'6" x 11'10" (5.34 x 3.63)
Having feature 'Coalbrookdale' coal fired burner and tiled hearth. uPVC double glazed bay window. Radiator.

### Conservatory
15'3" x 10'7" (4.65 x 3.24)
Having brick base walls with uPVC double glazed elevations above and French doors to the rear garden. Tiled effect flooring and radiator.

### Modern Kitchen and Dining Area
11'3" x 8'6" & 11'5" x 11'5" (3.44m x 2.60 & 3.50 x 3.50)
With a range of modern cabinets comprising base and wall mounted cupboards and drawers having contrasting work surfaces. Inset composite sink and drainer unit. Built-in eye level electric oven and grill. Separate 4 ring gas hob and chimney style extractor hood above. Separate central island, glazed door to front lobby with front aspect.
The dining area enjoys an open plan aspect with multi fuel burner and tiled effect flooring, having sliding door into...

### Family Room
11'11" x 13'8" (3.65 x 4.17)
Having wood effect wall panelling. Radiator and uPVC double glazed front aspect window.

From the Dining Area, French doors open to a second

### Conservatory
8'2" x 9'10" (2.50 x 3.00)
With full-height double glazed windows overlooking the established rear garden.

### Utility Room/Parlour
8'3" x 5'10" (2.53 x 1.80)
Having a range of fitted cupboards and drawers with inset sink and drainer unit. Plumbing provision for washing machine. The original service bells, which served all rooms, are an interesting feature of this room.

A staircase from the Hall rises to the first floor Landing with rear aspect double glazed window. Access hatch to loft space and built-in storage cupboard.

### Main Bedroom
18'0" x 11'10" (max) (5.51 x 3.63 (max))
Double bedroom with front and rear aspect double glazed windows. Two radiators. Built-in wardrobe. modern wash hand basin on modern unit with glass shelf.

### Bedroom Two
11'11" x 13'8" (3.65 x 4.17)
Double bedroom having built-in double width wardrobe. Radiator and double glazed front aspect window. Vanity wash hand basin on an oak unit with drawer and shelves.

### Bedroom Three
11'7" x 13'5" (3.55 x 4.09)
Double bedroom with front and rear double glazed windows. Built-in wardrobe and radiator.

### Bedroom Four
8'2" x 11'1" (2.50 x 3.40)
Having built-in wardrobe. Radiator and double glazed rear aspect.

### Modern Bathroom
Being fully-tiled with panelled bath and new electric shower unit above. Pedestal wash hand basin. Newly installed grey ladder radiator and front aspect window.

### Separate WC
Having low-level flush WC, fully tiled walls and double glazed front aspect window.

### Outside
The property is approached off the road via a walled entrance leading to the front garden providing extensive off-road parking for several vehicles with lawned areas and mature hedgerows providing privacy. There is also a second vehicular entrance, having a right of access over the neighbouring property (there is no reciprocal benefit to the neighbouring properties). The driveway leads to a detached GARAGE (5.20 X 2.75) with up and over door and covered CARPORT attached. The garden area also offers potential for further extension for the subject property or an annexe (subject to planning approvals). A side gate opens to the rear garden enjoying countryside views across open fields with shaped lawns, patio and seating areas, having a number of fruit trees and well matured side borders etc.

**Tel:** 01952 812519 **Email:** sales@tempertons.co.uk

## Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band: D
EPC RATING: D (68)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity and gas are connected. Drainage is to a septic tank

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker for details.

ADDITIONAL CHARGES: The vendor is not aware of any.

RIGHTS AND RESTRICTIONS: The vendor is not aware of any.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

COAL FIELDS/MINING: The vendors are not aware of any affecting the property.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

DIRECTIONS: From the A442 at Crudgington roundabout, take the B5062 sign posted Shrewsbury and High Ercall. Continue along this road for a short while (known locally as Cotwall Lane) and the property can be found on the right hand side.

## Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

6. We will not allow any recording of the property by means of cameras, mobile phones, Meta glasses or other devices unless the consent of the vendor has been sought and given in advance of the viewing.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.



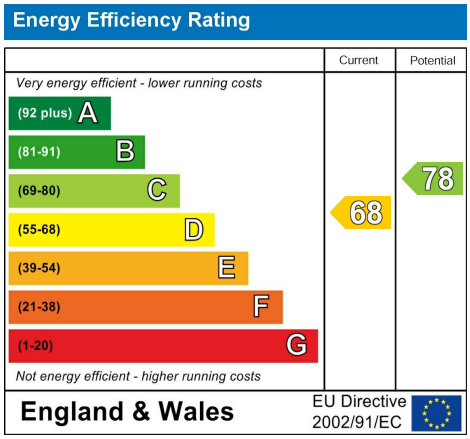


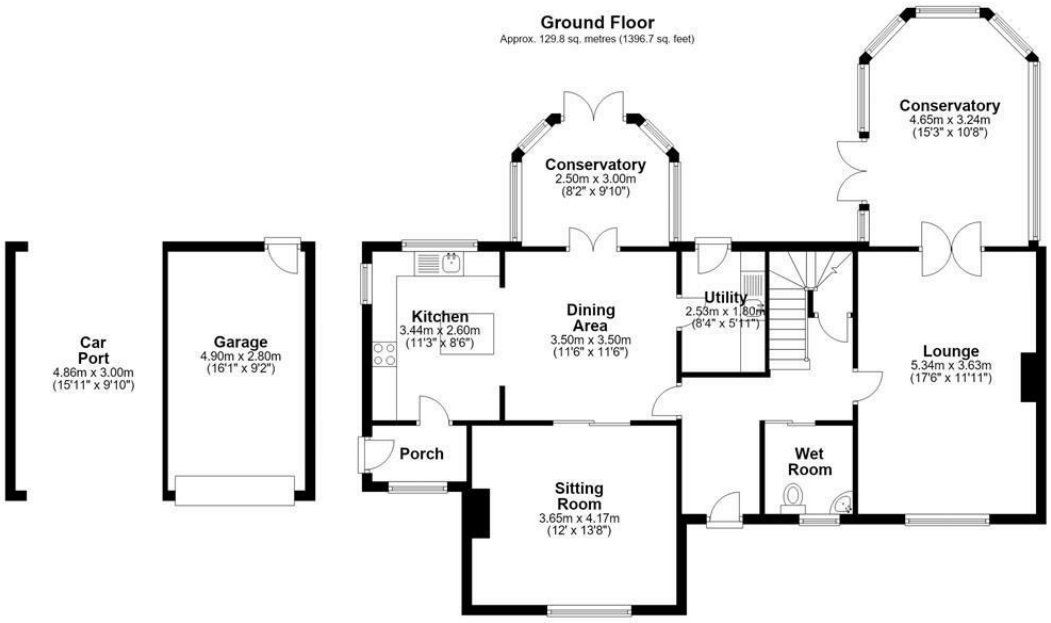


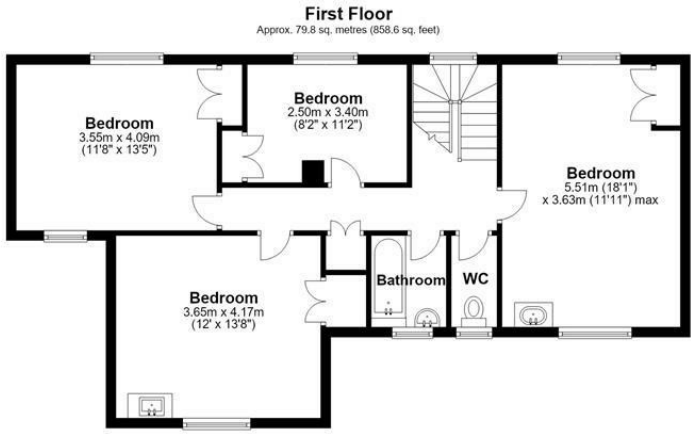







Total area: approx. 209.5 sq. metres (2255.3 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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