



Ercall Grange, Childs Ercall, TF9 2DB

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**Freehold – Offers in the Region of
£725,000**



Features

- **A Modern, Detached, Luxury Home**
- **Lovely Village Location**
- **Four Double Bedrooms**
- **Breakfast Kitchen, Useful Utility Room**
- **Spacious Lounge, Large Dining Room**
- **Study, Attractive Landing with Space for Seating or Reading Area**
- **En-Suites to Principal Bedroom and Guest Bedroom Plus Family Bathroom**
- **Large Parking Area, Detached Double Garage**
- **Attractively Landscaped Rear Garden with Open Countryside Views**
- **Council Tax Band G, EPC Rating - D**



BRIEF DESCRIPTION

A very attractive, Modern Detached Luxury Family Home situated in the pretty village of Childs Ercall. This wonderful property enjoys open views to the rear across surrounding countryside and offers spacious, well-planned family accommodation. The accommodation comprises a striking feature Entrance Hall, a very spacious Lounge, and a large Dining Room with double doors opening into a cosy Snug Sitting Room, which in turn provides access to the Breakfast Kitchen. Beyond the kitchen is a useful Utility Room. The ground floor also benefits from a pleasant Office and a convenient WC located off the hallway.

To the first floor, the property features a well-designed Principal Bedroom with a generous En-Suite Bathroom, Three further Double Bedrooms, and an attractive Landing with space for a seating or reading area. The Guest Bedroom also enjoys its own En-Suite, and there is a large Family Bathroom serving the remaining bedrooms.



Externally, the property benefits from a Large Parking Area to the front along with a Detached Double Garage. Gardens extend to the front and side and are mainly laid to lawn with mature shrubs and planting. The rear gardens have been attractively landscaped and provide an ideal outdoor space for family life while taking full advantage of the open countryside views.



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LOCATION: The property is situated in the charming village of Childs Ercall which has its own Church, Community Centre, Jubilee Hall and Club House all adding to the enjoyment of village life. The larger towns of Market Drayton, Newport, Telford and Shrewsbury are all in commutable distance, approximately 7/8 miles from Market Drayton and Newport, 11 miles from Wellington, 15 miles from Telford and 17 miles from Shrewsbury. All of the larger towns offer a variety of amenities including specialist and high street shops, supermarkets, restaurants, farmers markets and health and leisure facilities.

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

DIRECTIONS: From Newport take the Chester Road/A41 in the direction of Whitchurch, continue along the A41 for 2.8 miles and with Stanford Bridge Garage on your right, turn left towards Tibberton/Childs Ercall, continue for approximately half a mile before turning right for Childs Ercall. Continue through Childs Ercall to the T Junction and then turn right. A short distance along turn left and the property can be found along on the left hand side.

SERVICES: We are advised that the property has oil fired central heating, mains electricity, water and 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. 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: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

EPC RATING – D-64 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.

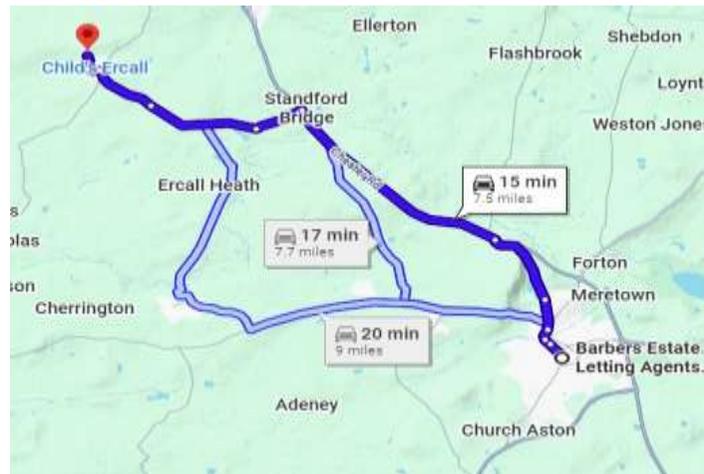
AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you 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: The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE: For Sale by Private Treaty.

NE39665





Total area: approx. 224.5 sq metres (2416.8 sq feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All data contained herein is the responsibility of the floor plan which should be used for illustration purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixtures and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanIt.

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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.



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