



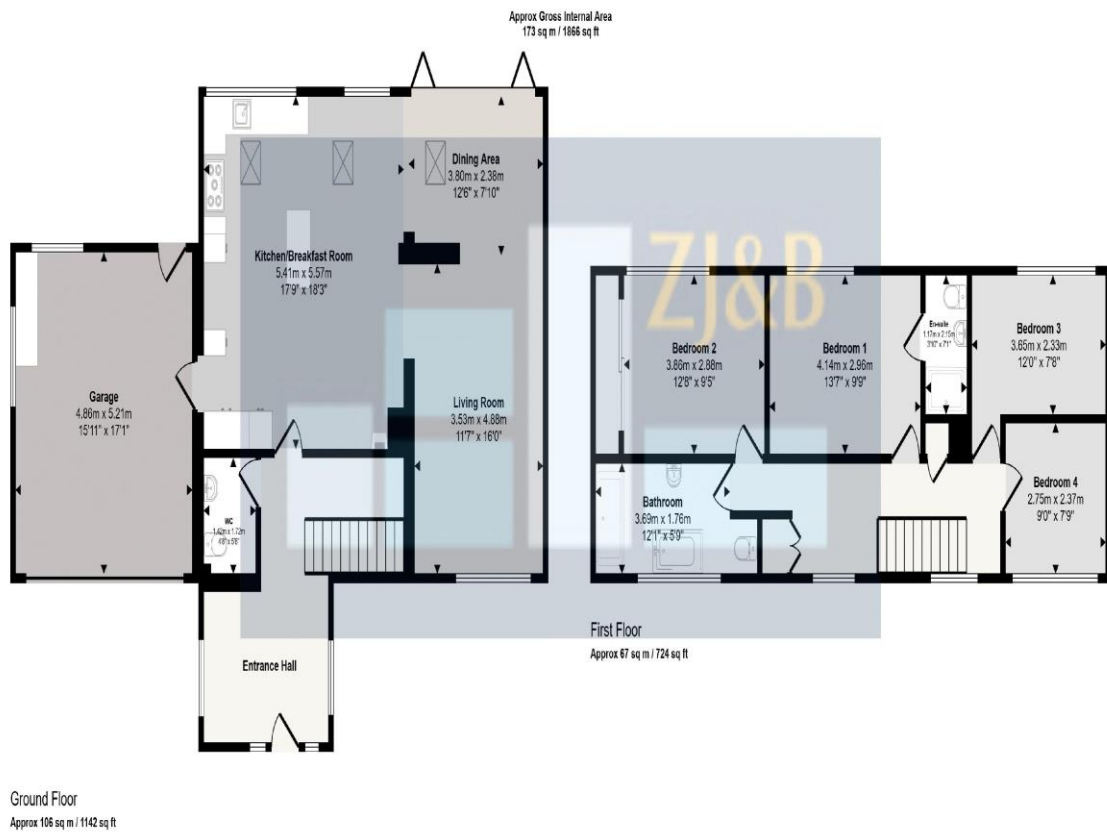
61 Talbot Fields, High Ercall, Telford, Shropshire, TF6 6LY

£475,000

A high quality, extended 4-bedroom detached family home, located in a popular village, convenient for both Shrewsbury and Telford, and just a short walk from excellent village amenities.



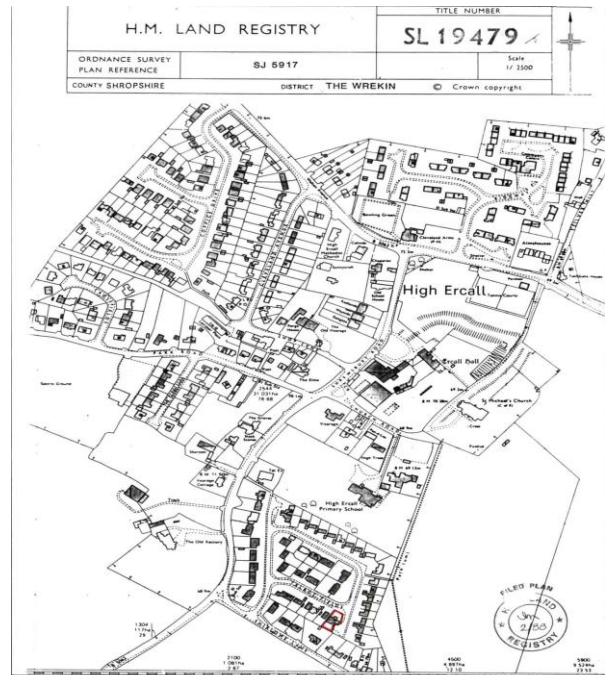
This high quality, superior, extended 4-bedroom detached house, enjoys a choice cul-de-sac position in a popular village, convenient for both Shrewsbury and Telford, and a short walk from excellent village amenities including, primary school, church and store. The house has a generous entrance hall, the staircase leads to the first floor and there is a well-equipped ground floor cloakroom/WC. The cleverly designed kitchen has windows overlooking the garden and a contemporary log burning stove, and is fitted with granite worktops, a Belfast style sink unit and an excellent range of units and integrated appliances. There is a wide opening leading to a good size dining area with bi-fold doors providing access to an attractive enclosed gardens with lawn, patios and a large gazebo, and a large living room completes the ground floor, and there is underfloor heating. Upstairs there is a spacious landing, 4 double bedrooms, an en-suite shower room and a fantastic 4-piece bathroom with roll top bath. An extensive driveway provides ample parking to the front, and there is double garage to the side of the property which can be accessed from the kitchen. The high-quality accommodation must be seen to be fully appreciated.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Shabby 360.

FLOOR PLANS FOR GUIDANCE ONLY





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Council Tax Band E

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Services: We understand that mains water, drainage, electricity and gas are connected.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

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