



## 14 Steppes Way, Childs Ercall.

Offers in the region of **£450,000**

Having been bought from new 25 years ago, the current owners chose this spacious, 5 Bedroom, detached property because it not only occupies a large plot with ample driveway parking and a good-sized private garden, but internally there are 3 versatile reception rooms, 2 En-suites and more storage space than you could ever wish for! Boasting a long list of modernisation works which include new windows and doors, the addition of a Porch, a re-fitted combi-boiler, updated En-suites (2nd En-suite fitted just a couple of months ago) a new garage door and new flooring, the result is an extremely well presented family home situated within a quiet village cul-de-sac.

Briefly comprising Porch, Entrance Hallway, Downstairs W.C., Lounge, Dining Room, modern Breakfast Kitchen, Utility Room, Study/Playroom, 5 Bedrooms (Master & Bedroom 2 with En-suites and 4 of the Bedrooms offering built-in wardrobes) and Family Bathroom, externally there is an Integral Garage, driveway parking and a pleasant rear garden which enjoys a leafy backdrop and a sizeable metal shed. LPG Gas C.H., uPVC D.G. Council Tax Band E. EPC Rating TBC.

# 14 Steppes Way Childs Ercall Market Drayton Shropshire

## Property entered via

Part glazed uPVC sliding door into

## Porch 9' 4" x 1' 10" (2.84m x 0.56m)

Part glazed uPVC door to

## Entrance Hallway 4' 4" x 15' 1" (1.32m x 4.59m) (max)

Access to downstairs rooms and stairs to first floor. Useful understairs cupboard.

## Downstairs W.C. 5' 8" x 3' 6" (1.73m x 1.07m)

## Lounge 16' 5" x 12' 0" (5.00m x 3.65m) (plus bay)

Double folding doors to

## Dining Room 11' 7" x 10' 5" (3.53m x 3.17m)

Sliding fully glazed uPVC door to the rear garden.

## Breakfast Kitchen 13' 6" x 9' 3" (4.11m x 2.82m)

## Utility Room 7' 10" x 5' 5" (2.39m x 1.65m)

Part glazed uPVC door to the rear garden.

## Study/Playroom 9' 9" x 7' 10" (2.97m x 2.39m)

## Upstairs to

galleried first floor landing which leads to all Bedrooms and Family Bathroom. Door to airing cupboard. Loft hatch (with ladder) to partially boarded loft storage space with light.

## Master Bedroom 12' 6" x 10' 7" (3.81m x 3.22m) (less wardrobes, plus bay)

Double doors to built-in wardrobe.

## Master En-suite 7' 5" x 6' 7" (2.26m x 2.01m) (max into shower)

## Bedroom 2 13' 8" x 9' 10" (4.16m x 2.99m) (max)

Door to built-in wardrobe.

## En-suite 6' 2" x 5' 8" (1.88m x 1.73m) (max)

10 High Street, Newport,  
Shropshire, TF10 7AN

Tel: 01952 813625

Email: [info@barkerhealey.co.uk](mailto:info@barkerhealey.co.uk)

Web: [www.barkerhealey.co.uk](http://www.barkerhealey.co.uk)

**VIEWING STRICTLY BY APPOINTMENT ONLY**

## Bedroom 3 11' 6" x 9' 9" (3.50m x 2.97m) (min plus wardrobe)

Double doors to built-in wardrobe.

## Bedroom 4 10' 4" x 8' 1" (3.15m x 2.46m)

Door to built-in wardrobe.

## Bedroom 5 9' 2" x 5' 2" (2.79m x 1.57m)

## Family Bathroom 8' 5" x 8' 2" (2.56m x 2.49m)

## Externally

To the front is a large tarmac driveway, comfortably allowing parking for 4 cars. A wooden pedestrian gate to the left hand side provides access to the rear garden via a paved pathway.

The rear garden is mostly laid to lawn with several paved areas offering ample seating options. Well established borders to the perimeter contain a selection of mature plants and shrubs. A sizeable metal storage shed lies to one side. Water tap and electric light.

## Integral Garage 16' 5" x 7' 10" (5.00m x 2.39m)

Up and over door to the front. Electric power and light.



TOTAL FLOOR AREA: 1608 sq. ft. (149.4 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of walls, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any professional purposes. The services, fixtures and fittings shown hereon have not been inspected and are guaranteed as to their availability at the time of the print.  
Made with Metreapp ©2020

# Barker Healey

PROPERTY



Printed by Ravensworth 01670 713330



**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.  
**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.