



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

Offers in the Region Of £325,000

Located in the popular village of High Ercall sits this spacious and well loved three bedroom detached bungalow which enjoys an enviable corner position boasting a good sized private garden to the rear and well maintained gardens to the front. Accommodation comprises of: Large Living Room, Dining Room, Kitchen, 3 bedrooms, 4 Piece Bathroom Suite, Front and Rear Gardens, Double Garage. NO UPWARD CHAIN.



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

Accommodation comprises

Double glazed entrance door.

'L' Shaped Entrance Hall 11' 7" x 5' 0" (3.53m x 1.52m)

Carpet, radiator, access to loft space, useful built in storage cupboard housing combination central heating boiler.

Living Room 19' 11" x 14' 6" (6.07m x 4.42m)

A lovely size room with carpet, 2 double glazed windows to the front providing excellent natural lighting, sliding doors to Dining Area.

Dining Room 18' 2" x 7' 3" (5.53m x 2.21m)

Carpet, radiator, double glazed window to the rear, uPVC double glazed sliding patio doors open onto rear garden.

Kitchen 11' 2" x 9' 4" (3.40m x 2.84m)

Tiled flooring, double glazed window and door to rear garden. Attractively fitted with cream fronted Shaker style units with laminate work tops, inset 1 1/2 bowl sink unit, plumbing for washing machine. Integrated fridge and dishwasher, extractor hood and space for cooker, radiator.

Bedroom 1 12' 11" x 10' 6" (3.93m x 3.20m)

Carpet, radiator, double glazed window overlooking rear garden.

Bedroom 2 10' 11" x 9' 7" (3.32m x 2.92m)

Carpet, double glazed window to the front, radiator, built in double wardrobe.

Bedroom 3 9' 8" x 7' 7" (2.94m x 2.31m)

Carpet, radiator, double glazed window to the front, built in double wardrobe with storage above.

Bathroom 10' 6" x 5' 6" (3.20m x 1.68m)

Tile effect laminate flooring, double glazed window to the rear. Fitted with 4 piece suite including bath, corner shower cubicle, WC, wash basin set to vanity unit with cupboards and drawers, radiator.

Double Garage 17' 5" x 16' 5" (5.30m x 5.00m)

Door to rear garden.

Rear Garden

The south facing garden is approached onto a paved patio extending to good size area of lawn with further patio to the rear. Enclosed by fencing and hedging. Door to brick built double Garage, side access to double width driveway.

External - Front

Large lawn sweeps around the bungalow with shrub beds and pathway leading to the entrance door. The neighbouring property is bordered by hedging.

Council Tax Band D

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

Ground Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.
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FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

71 Talbot Fields High Street TELFORD TF8 8LY	Energy rating D	Valid until: 27 August 2034 Certificate number: 2239-3017-5208-7574-6204
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Property type: Detached bungalow
 Total floor area: 99 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage