



4 Kenfields Close  
Childs Ercall, Nr Market Drayton

**barbers**RURAL  
rural surveyors & property agents



# 4 Kenfields Close

## Childs Ercall | Shropshire | TF9 2BP

Market Drayton 7 miles | Newport 8 miles  
Wellington Railway Station 8 miles | Shrewsbury 18 miles  
Stoke on Trent 23 miles | Birmingham 42 miles

A CHARMING SEMI-DETACHED HOME  
WITH GARAGE & PLEASANT GARDEN  
SET IN A QUIET SHROPSHIRE VILLAGE

2 double bedrooms, main with built-in storage

Newly fitted kitchen and bathroom

Recently decorated throughout

Garden with patio and brick-built BBQ

Driveway with parking for 2 cars and garage

Quiet village location with good transport links



bR



Set in a quiet Shropshire village, this well-presented, recently refurbished two bedroom semi-detached home offers accommodation in a peaceful yet convenient location, and is in excellent condition throughout. The property features modern interiors complemented by a sunny garden and a garage with utility space. Positioned on a small development, it enjoys a tranquil setting with easy access to local amenities and transport links, making it an ideal choice for first-time buyers, downsizers, or investors seeking a versatile home in a desirable village location.

#### **The Property & Gardens**

This charming two-bedroom detached home offers comfortable, ready to move into accommodation. The ground floor comprises a bright sitting room and a newly fitted kitchen-diner, providing a modern and practical space for everyday living. Upstairs, there are two double bedrooms, one with a built-in wardrobe and cupboard, alongside a newly installed bathroom. Tasteful decoration throughout ensures a welcoming and contemporary interior.

Externally, the partially walled garden provides a sunny patio area and a brick-built BBQ, perfect for alfresco dining and summer entertaining. A garage, with plumbing for a washing machine, offers practical storage and utility space, adding to the home's versatility.

#### **Location**

Located on a small development in the popular village of Childs Ercall, the property enjoys a tranquil setting while remaining well-connected. Childs Ercall is a peaceful yet welcoming community. The village features a church, community centre and Jubilee Hall, and hosts a variety of events including the annual Bonfire, Scarecrow Competition and Horse & Dog Show.

Everyday essentials are within easy reach in nearby Hinstock, with Market Drayton and Newport offering a wider range of shops, cafes and supermarkets. Excellent road and rail connections via the A41, Telford, Stafford and Stoke-on-Trent make larger centres like Shrewsbury, Birmingham and Manchester easily accessible, combining rural village life with excellent connectivity.



## Services

Mains water, electric and drainage are connected. LPG central heating. We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

## Tenure

We are advised that the property is freehold with vacant possession on completion.

## Local Authority

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND

## Council Tax Band

Band B

## EPC Rating

E

## Disclaimer

Please note that two partners of Barbers Rural are the sellers of this property.

## Viewing

Viewing is strictly by appointment with and accompanied by the Agents, Barbers Rural.

## Rights of Way and Easements

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the Sellers or their agents to specify them.

## Location

Postcode TF9 2BP

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