



Meadow Court, Child's Ercall

£499,995



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Freehold | EPC rating: C

- Stunning Countryside Location
- Rear Garden with Paddock
- Large Driveway

- Four Double Bedrooms
- Detached
- Double Garage

BELVOIR!

Property is personal

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Description

A Beautifully Positioned Four-Bedroom Detached Home in the Award-Winning Village of Childs Ercall

Located in the award-winning village of Childs Ercall, recently named North Shropshire's Best Kept Village, this beautifully positioned four-bedroom detached home enjoys far-reaching countryside views towards The Wrekin and a true sense of peace and privacy.

The property offers an exceptional blend of character, space and modern family living, enhanced by natural light throughout. A standout feature is the impressive paddock to the rear, accessed via a gate at the bottom of the garden, providing superb additional outdoor space and perfectly complementing the tranquil rural setting.

The property is approached via a private, walled driveway offering generous parking for multiple vehicles, alongside a double garage, ensuring practicality for family and guests alike.

At the heart of the home is a superb open-plan ground floor, designed for both everyday living and entertaining. The spacious living room centres around an impressive brick fireplace with multi-fuel burner, creating a warm and characterful focal point. The stylish breakfast kitchen with dining area enjoys beautiful views and an abundance of natural light, while a separate formal dining room offers further space for hosting. A guest cloakroom, utility room and dedicated office complete the ground floor. Upstairs, the generous principal bedroom benefits from a large en-suite, while three further well-proportioned double bedrooms are served by a contemporary family bathroom, making this an ideal home for growing families.

The property remains well connected, positioned between Newport, Market Drayton and Shrewsbury, offering the perfect balance of countryside tranquillity and convenient access to amenities, commuter links, and rail connections.

FREEHOLD / EPC RATING C / COUNCIL TAX BAND F

AML Regulations: We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and 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 Lifetime Legal, and is non-refundable.

Floorplan



Rooms

Hallway

3.29m x 2.61m (10'10" x 8'7")

WC

2.02m x 1.1m (6'7" x 3'7")

Study / Snug Room

3.29m x 2.12m (10'10" x 7'0")

Living Room

5.69m x 5.51m (18'8" x 18'1")

Dining Room

3.98m x 3.28m (13'1" x 10'10")

Kitchen with Dining Area

6.46m x 4.11m (21'2" x 13'6")

Laundry Room

2.11m x 1.36m (6'11" x 4'6")

Master Bedroom

4.68m x 4.15m (15'5" x 13'7")

Master En-suite

4.11m x 1.67m (13'6" x 5'6")

Bedroom Two

3.33m x 3.18m (10'11" x 10'5")

Bedroom Three

3.83m x 2.53m (12'7" x 8'4")

Bedroom Four

3.82m x 3.73m (12'6" x 12'2")

Photographs



