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## Wisteria Cottage, Lilleshall, TF10 9HJ

Occupying a lovely position in the popular country village of Lilleshall, approximately two miles from Newport, this 3-Bedroom Detached property comes with an abundance of charm and a wealth of cottage style features - including ledged and braced doors, exposed beams and a stunning Inglenook fireplace.

Offers in the Region of

**£385,000**

### Overview

- Detached House in Village Location
- Beautifully Presented & Full of Charm
- Fabulous Kitchen/Family Room
- Lounge with Inglenook Fireplace
- Study, Ground Floor W.C.
- Three Bedrooms, Master En-Suite
- Bathroom with Roll-top Bath
- Pretty, Well-Established Gardens
- Gravelled Driveway and Parking Area
- EPC Rating C



### Brief Description

Wisteria Cottage is a three-Bedroom Detached Modern Cottage which combines character with everything you need for modern family life! To the ground floor, the accommodation comprises: Entrance Hall, Ground Floor W.C., Lounge with Inglenook Fireplace, Study and a spacious Kitchen-Dining-Living Room. To the first floor are the three Bedrooms with the Master Bedroom having an En-Suite and Family Bathroom.

Externally, there's a real cottage feel to the front aspect, with sandstone walls to the boundary and the gravelled Driveway & Parking area is set to the side of the property - with a private enclosed rear Garden with patio area.

### Location

Lilleshall is a popular village just south of the market town of Newport - with its busy High Street offering you a good mix of shops, boutiques, cafes, pubs and Victorian indoor market – and is within the catchment area of Newport's highly regarded High and Grammar Schools.

Lilleshall itself has a Post Office, Church, Primary School and Cricket Club, with a wider range of shops, amenities and employment opportunities available in Telford, Stafford and Shrewsbury, and the excellent road and rail links (from Telford and Stafford stations) mean that both Manchester and Birmingham are in commutable distance.



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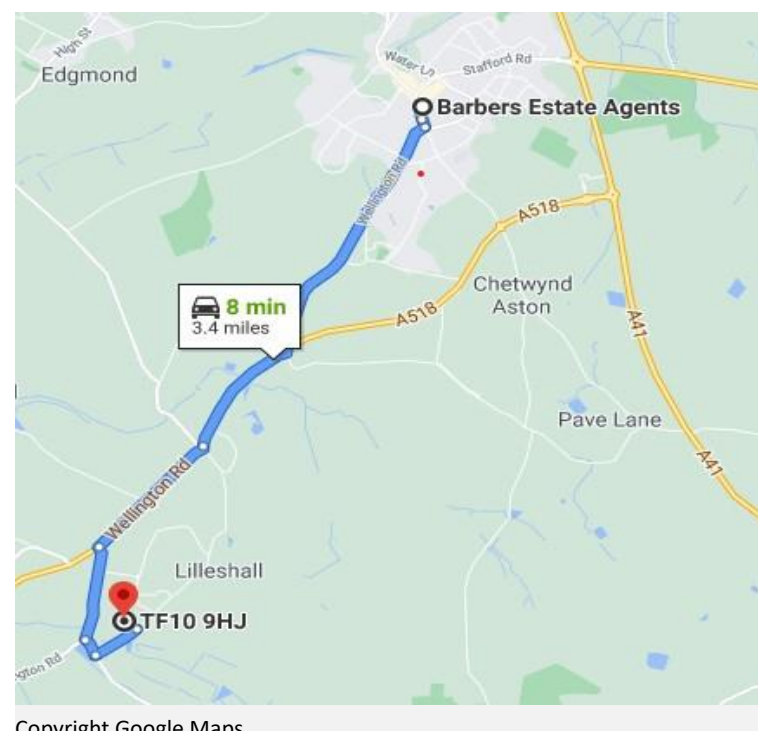
## Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239.

Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor

**LOCAL AUTHORITY:** Telford & Wrekin Council Southwater Square, St Quentin Gate, Telford, TF3 4EJ



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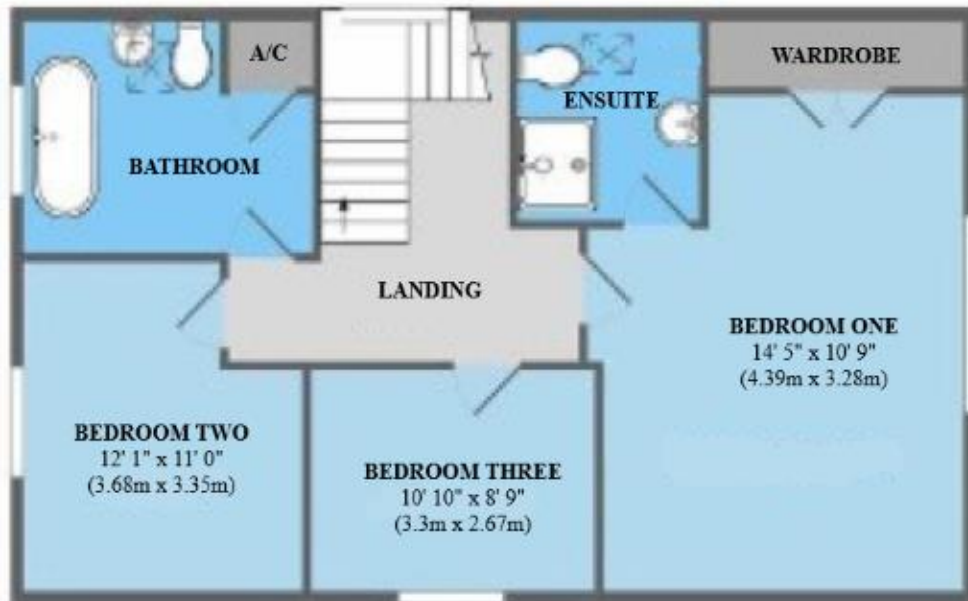
**DIRECTIONS:** from our Newport office head south on the High Street and then right on Wellington Road. At the roundabout bear right on the A518 towards Telford and staying on the A518 at the roundabout by the Red House Inn. After 0.4 miles bear left on Wellington Road, then left on Lilyhurst Road and left again on Church Road where the property can be found.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract

**AML REGULATIONS:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity.



GROUND FLOOR - NOT TO SCALE



1ST FLOOR - NOT TO SCALE

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.