



Helping *you* move



3 Rock Acres, Lilleshall, TF10 9HQ

A well maintained, Three Bedroom Semi-Detached Property in the popular rural village of Lilleshall. Situated on a larger than average plot with views over the countryside as far as the Wrekin. With Three Bedrooms, Bathroom, as well as a generous Kitchen and Lounge downstairs, there is also a Separate WC and Utility Area. Externally, there are Gardens to the front and rear as well as private Driveway Parking.

Offers in the Region of
£265,000

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Overview

- Well Maintained Semi-Detached House
- Lovely Village Location with Views Towards The Wrekin
- Three Bedrooms
- Kitchen, Utility Room
- Ground Floor W.C.
- Bathroom
- Driveway Parking for Two Vehicles to the Rear
- Lovely Private Rear Gardens with Patio
- Three Useful Garden Sheds/Workshops with Electricity
- Council Tax Band – B
- EPC Rating – C



BRIEF DESCRIPTION

Located in the ever popular village of Lilleshall, this well maintained Semi-Detached Property offers a lovely rural setting with far-reaching views of the Wrekin. The property is set in a Good Sized Plot with large front and rear Gardens allowing you to make the most of the rural setting. Internally, the property boasts a large Kitchen with lots of storage space, as well as a handy separate Utility Space. A double aspect main Lounge with views over the gardens and a W/C complete the downstairs. Upstairs, you will find a generous Main Bedroom, with a further Double Bedroom and a Third Single Bedroom which could easily double as a Home Office. There is also a Bathroom with walk-in shower and basin with vanity unit.

LOCATION

Lilleshall is a popular village just south of the market town of Newport - with it's 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 Church, Primary School and Cricket Club, together with the historical landmark of Lilleshall Monument. The Monument, also known as the Sutherland Monument, is a 21-metre (70-foot) stone obelisk erected in 1833 on Lilleshall Hill overlooking the village of Lilleshall. Also, just a 3 minute drive away is Lilleshall Abbey, which is an Augustinian Abbey and founded between 1145 and 1148.



Your **Local** Property Experts
01952 820 239

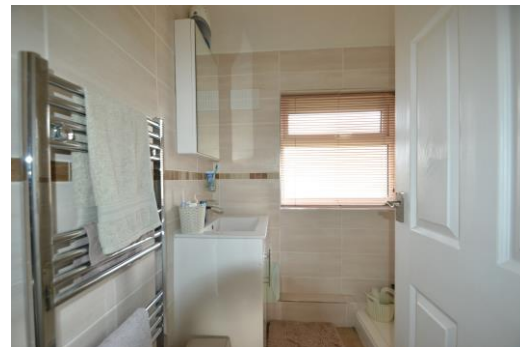


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

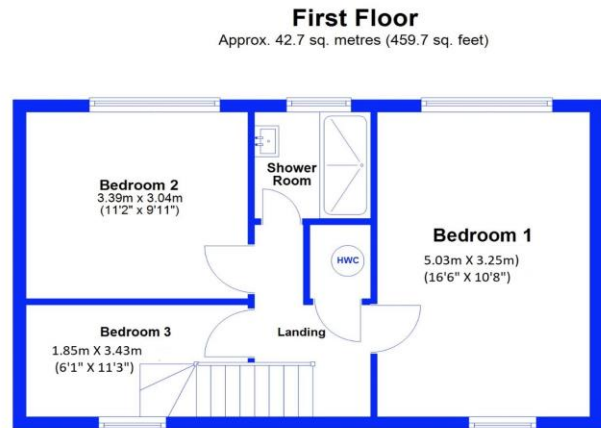
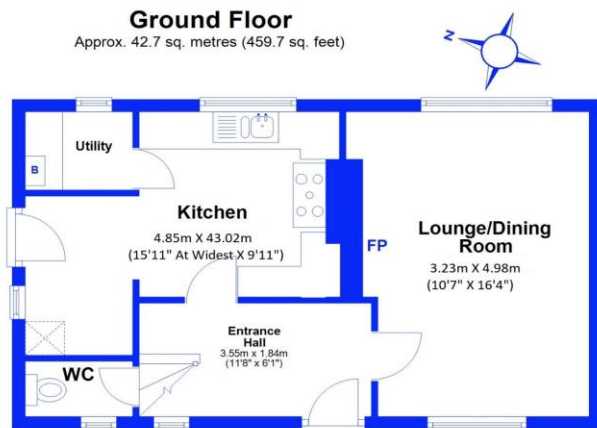
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office head south on the High Street and continue onto Upper Bar, turn right onto Wellington Road and continue for 1.2 miles. At the next roundabout, take the 3rd exit onto Wellington Road/A518. Continue straight and at the roundabout by The Red House Public House, turn left onto Wellington Road, Lilleshall then turn left onto Nursery Lane. Turn right towards Hillside and merge onto Hillside and the property will be located on the left hand side.

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: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which 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 Movebutler, and is non-refundable.



Total area: approx. 85.4 sq. metres (919.4 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

3 Rock Acres, Lilleshall, Newport



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.
Get in touch today! Tel: 01952 820 239

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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.