



Helping *you* move



31 St. Michaels Way, Childs Ercall, TF9 2DE

A beautifully presented, extended Four Bedroom Semi-Detached House with a large, landscaped rear Garden with Countryside Views, and Off Road Parking for several vehicles.

Offers In Region Of
£285,000

Overview

- Four Bedroom Semi-Detached House in Village Location
- Entrance Hall, Open Plan Dining Lounge, Conservatory
- Extended Breakfast Kitchen, Guest Cloakroom
- Principal Bedroom with En Suite
- Three Further Bedrooms, Stylish Newly Fitted Bathroom
- Beautifully Landscaped Garden with Summerhouse & Workshop Space
- Council Tax Band - A, Energy Rating - C



Brief Description

The Front Porch opens to the Hallway with stairs leading up to the first floor Landing and a useful under stairs cupboard. The Lounge/Dining Room smart bamboo flooring, a multifuel stove and French doors leading through to the large Conservatory. The Breakfast Kitchen has an excellent range of wall and base units, with space for a tall American-style fridge freezer, washing machine, tumble dryer, dishwasher, and oven with an extractor fan over. A door from the Kitchen leads to the guest WC and another leads into the Garage which has light and power, houses the central heating boiler and is currently used as a workshop.

Moving to the first floor and the Bedrooms are set around the central Gallery Landing which has loft access. The Principal Bedroom has an excellent range of fitted wardrobes and drawers, and there's a smart En Suite Shower Room. Bedrooms Two and Three are both double Bedrooms with superb views out over the garden and fields beyond. Bedroom Four is a generous Single Room and the stylish, fully tiled Bathroom has both a bath and a shower.

The lovely Rear Garden has a patio seating area, a long lawn, a new Summer House with Workshop and a large garden shed. Parking for 3-4 vehicles.

Location

Childs Ercall is a pretty North Shropshire Village that is almost equidistant between Newport and Market Drayton.

The village has a large village green, parish church, village hall, children's playground and a popular social club with bar that is open most evenings and hosts many events through the year. The closest primary schools are in Hinstock and Stoke-on-Tern, there's a local store with Post Office in Hinstock, and petrol station with mini Waitrose at Tern Hill.



Your **Local** Property Experts

01630 653641



Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains water, drainage and electricity are available, with oil-fired central heating and solar panels to the roof that are fully owned by the property. 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: Shropshire

TENURE: Freehold



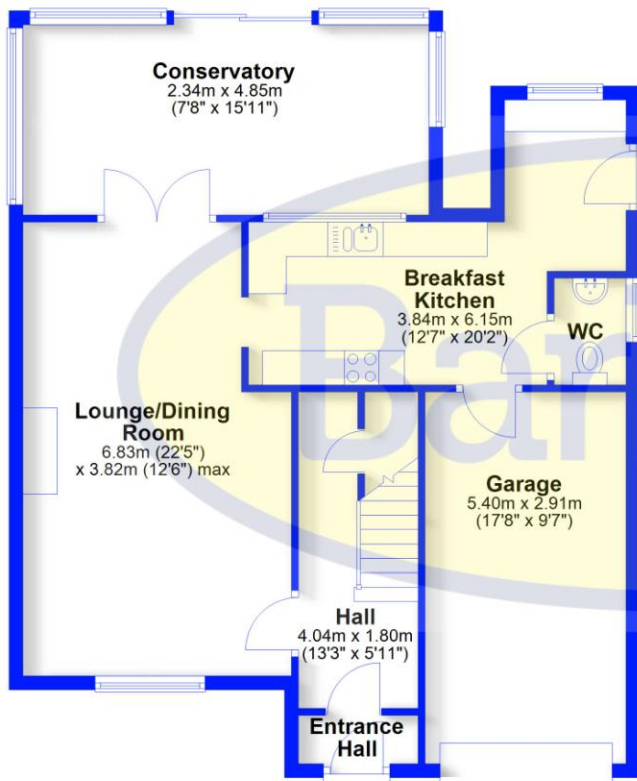
DIRECTIONS: From Market Drayton take the A529 Hinstock Road. After approximately 3.5 miles bear right on Mill Green and at the cross roads with the A41 go straight over follow the road into Childs Ercall. Turn right on St Michael's Way, then right again to stay on St Michael's Way where the property is to your left..

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. 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. 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.

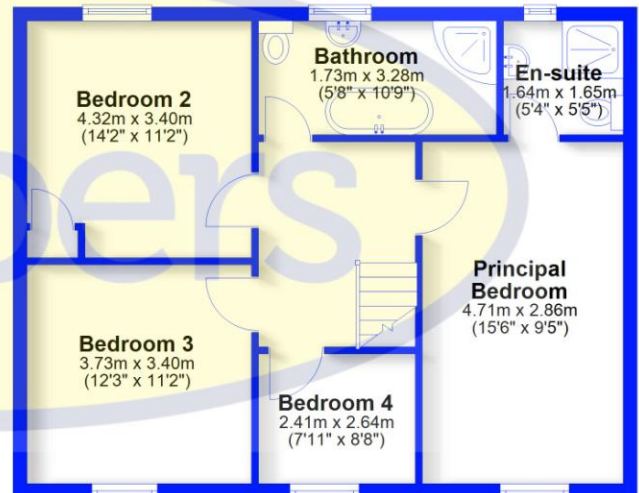
Ground Floor

Approx. 83.6 sq. metres (899.7 sq. feet)



First Floor

Approx. 57.2 sq. metres (615.3 sq. feet)



Total area: approx. 140.7 sq. metres (1514.9 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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.



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: 01630 653641**

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.

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