



Helping *you* move



4 Park Lane, High Ercall

A spacious Detached Three Bedroom House, ideal for family occupation, benefitting from Two Reception Rooms, Conservatory and no upward chain. Located in the sought after village of High Ercall which offers a range of amenities and Primary School.

Offers in the Region of

£350,000

4 Park Lane, High Ercall, Nr. Wellington, Telford, TF6 6BA.

Overview

- Detached House
- No Upward Chain
- Lounge, Dining Room
- Conservatory, Cloakroom
- Fitted Kitchen
- Three Bedrooms
- Bathroom
- Garage and Driveway
- Attractive Gardens
- Gas CH, Double Glazing
- EPC C, Council Tax D



Location

The popular Village is served by a primary school, Church, Village Shop and Village Hall. An excellent road network connects the property to the County Town of Shrewsbury (approx. 9 miles) and the market Towns of Wellington (approx. 6 miles) and Newport (approx. 11 miles).

Brief Description

This much loved Detached House has been a much loved family home for decades and provides neat, well maintained accommodation throughout. A canopy storm porch with entrance door opening into the Entrance Hall having stairs to the first floor with under stairs cupboard and door off to the Cloakroom with modern two piece suite. The spacious Lounge has a wide bow window overlooking the front garden and glazed double doors open into the Dining Room with a door to the Kitchen and French patio doors into the Conservatory which overlooks the rear garden.

The fitted Kitchen has a range of drawers, wall and base cupboards with complementary working surfaces over, space for an under counter fridge and washing machine, built-in oven with electric hob and extractor over. A door opens into a Lobby with entrance doors to the front and rear gardens along with an internal door into the Garage.



Stairs ascend to the first floor Landing with useful boiler cupboard. Bedroom One overlooks the front garden and has an excellent range of built-in wardrobes with sliding doors; Bedroom Two is on the rear and Bedroom Three, has an over-stairs cupboard and windows to the front and rear. The Bathroom has a white suite comprising bath, sink, wc and bidet. The accommodation benefits from gas central heating and double glazing.

Externally, the property is approached over a gravelled driveway with adjacent pathway and lawned garden with neat boundary hedging to the front and established shrub borders. There are gates to both sides leading into the rear garden where you will find a beautiful feature pond surrounded by established shrubs; lawned garden and patio area.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band D.

SERVICES

We are advised that mains water, drainage, gas and electricity 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/>

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From Wellington proceed along the A5223 (Whitchurch Road) to the Shawbirch roundabout and turn left towards Shawbirch / Admaston (B4394). After the first roundabout take your first turning on the right towards High Ercall (B5063). Stay on this road through the Village of Longdon-on-Tern and as you approach the outskirts of High Ercall turn left at the mini roundabout and within the Village take the first left onto the B5062 Shrewsbury Road signposted for Shrewsbury. Park Lane is the second turning on your right hand side and no.4 is a short way along on your right.

METHOD OF SALE

For Sale by Private Treaty.

WE38191.120625

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 FLOOR AREA: 1322 sq.ft. (122.8 sq.m.) approx.
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All measurements quoted are approximate:

LOUNGE 15' 7" x 13' 8" (4.75m x 4.17m)

DINING ROOM 9' 9" x 9' 3" (2.97m x 2.82m)

CONSERVATORY 10' 5" x 9' 0" (3.18m x 2.74m)

KITCHEN 10' 8" x 9' 6" (3.25m x 2.9m)

CLOAKROOM 6' 3" x 3' 0" (1.91m x 0.91m)

BEDROOM ONE 13' 2" x 10' 4" (4.01m x 3.15m) min. plus door recess

BEDROOM TWO 12' 0" x 11' 0" (3.66m x 3.35m) max.

BEDROOM THREE 9' 7" x 7' 5" (2.92m x 2.26m)

BATHROOM 8' 1" x 5' 5" (2.46m x 1.65m)

GARAGE 18' 9" x 9' 2" (5.72m x 2.79m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 221 200

1 Church Street, Wellington, Telford, TF1 1DD

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Email: wellington@barbers-online.co.uk



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.