Barbers

Helping *you* move









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

Set in the heart of Childs Ercall Village is this nicely presented, extended Three-Bedroom Semi-Detached House with a large Garage/Workshop and pretty Courtyard Garden.

Offers in the Region of

£250,000

Freehold

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Overview

- Three-Bedroom Semi-Detached House, Heart of Village Location
- Hall, Lounge with Log Burner, Breakfast Kitchen, Guest WC
- Extended to offer a large Living Room with French doors to the Courtyard Garden
- Two Double and One Single Bedrooms, Shower Room
- Courtyard Garden, Double Garage with electric roller door, Driveway Parking
- Council Tax Band - B, Energy Rating - E



Brief Description

The front Porch opens to the Hallway leading to a cosy Lounge with a log burner. The well-appointed Breakfast Kitchen has a good range of units and breakfast bar, while a convenient Guest WC adds practicality. The extension creates a light and spacious Living Room with two sets of French doors leading to the attractive Courtyard Garden.

To the first floor are two well-proportioned Double Bedrooms, a Single Bedroom ideal for a child's room, home office or dressing room, and a modern Shower Room with walk-in shower.

Outside, the enclosed Courtyard Garden has been thoughtfully designed for ease of maintenance and enjoyment, with feature lighting creating a delightful setting for relaxing or entertaining guests throughout the year.

Further enhancing the property's appeal is the large double garage/workshop with an electric roller door, offering excellent storage, hobby space or secure parking, plus additional driveway parking.



Location

Childs Ercall is a pretty North Shropshire Village that is almost equidistant between Newport and Market Drayton, and excellent road links via the A41 and A53 to Shrewsbury, Telford, Whitchurch and Newcastle-under-Lyme.

The village has a large village green, parish church, village hall, children's playground and a popular village club. 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.

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 electricity, water and drainage services are available, with oil-fired central heating. 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

PHOTOGRAPHS: Photos may have been enhanced using AI for clarity and colour.







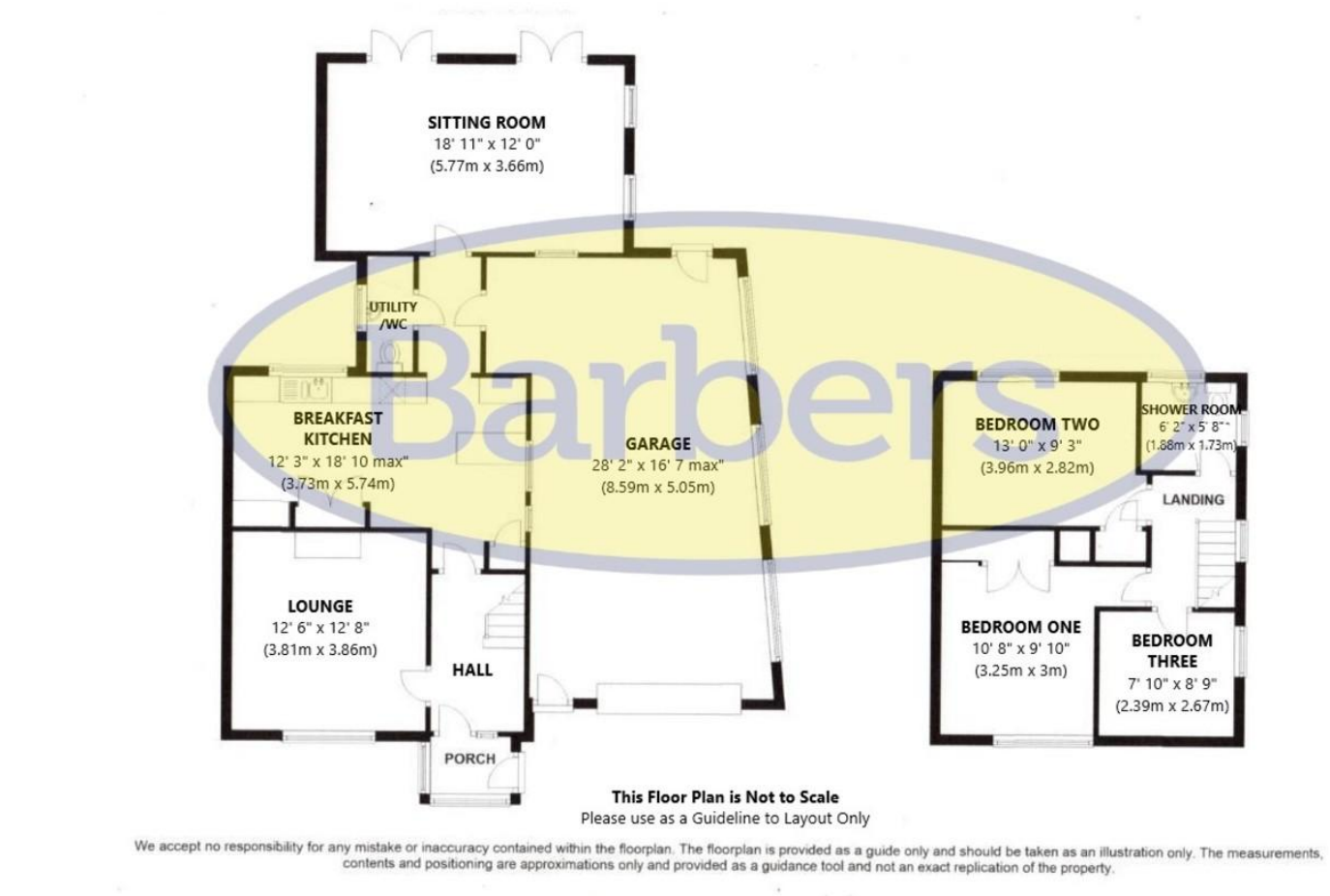




DIRECTIONS: From Market Drayton take the A529 Hinstock Road. After approximately 3.5 miles bear right on Mill Green and at the cross roads with the A41 go straight over to stay on Mill Green and follow the road into Childs Ercall. Turn right on St Michael's Way where the property is to your right.

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.



This Floor Plan is Not to Scale
Please use as a Guideline to Layout Only

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only 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.





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**

BARBERS ESTATE AGENT: Tower House, Maer Lane, Market Drayton, Shropshire TF9 3SH
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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 but, please contact us before viewing the property.