



Helping *you* move



1 Elm Cottage, Ellerton, TF10 8AN

A very attractive country cottage with superb views over the village and open countryside. Surprisingly spacious, three bedroom accommodation with good parking and outbuildings.

Offers Over
£325,000

1 Elm Cottage, Ellerton, TF10 8AN

Overview

- Very Attractive Cottage
- Superb Views over the Surrounding Countryside
- Three Beautiful Bedrooms, Bathroom
- Ground Floor WC
- Sitting Room, Dining Family Room
- Attractive Fitted Kitchen
- Enclosed Porch Utility
- Ample Parking, Garage, Brick Built Storage Shed
- Council Tax Band – C
- EPC Rating – F



BRIEF DESCRIPTION

Such pretty countryside cottages rarely come onto the market - so this renovated three-bedroom cottage is a rural gem! With superb views over the surrounding countryside, the comfortable family accommodation consists of main Entrance Hall, ground floor WC, Sitting Room, Dining Family Room, attractive fitted Kitchen, enclosed Porch Utility, three beautiful Bedrooms and Bathroom.

Externally, there is plenty of parking to the rear with access to the brick built storage shed and recently constructed detached Garage workshop. To the side and front of the property are the lawned gardens.

LOCATION

The property is situated in the hamlet of Ellerton which is approximately 6.5 miles from Newport and its busy High Street, which has a nice mix of shops, boutiques, cafes, bars and an indoor market. More comprehensive shopping, leisure and employment facilities can be found in Telford and Shrewsbury.

The property is conveniently situated approximately 1.5 miles from the A41 providing easy access to the West Midlands road network particularly the M6 to the North and the M54 to the South. The property is in easy commuting distance by car of Newport, Market Drayton, Telford, Cannock, Stafford, Shrewsbury and Wolverhampton.



Your **Local** Property Experts
01952 820 239



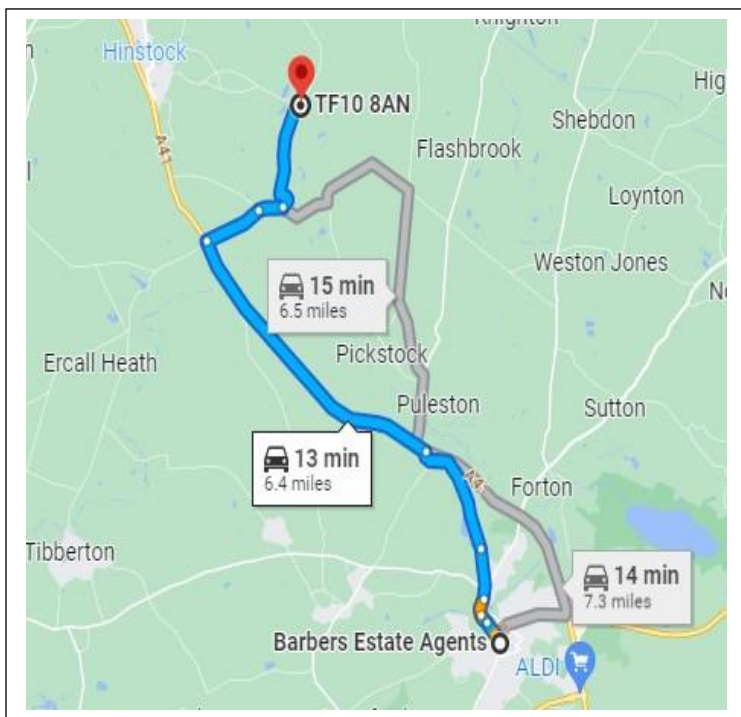
USEFUL INFORMATION: TO VIEW

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 the property has Oil Central Heating, Septic Tank Drainage (shared with No.2 Elm Cottage), Bore Hole Water Supply and mains Electricity. 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 the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY:

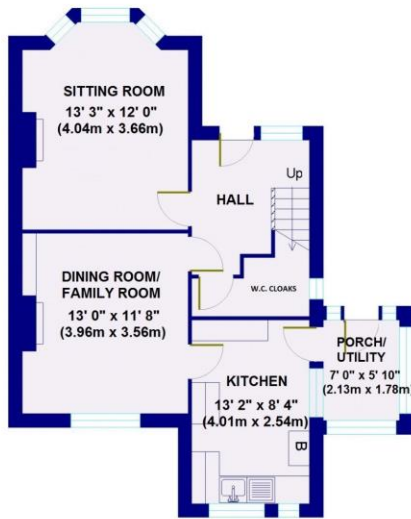
Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



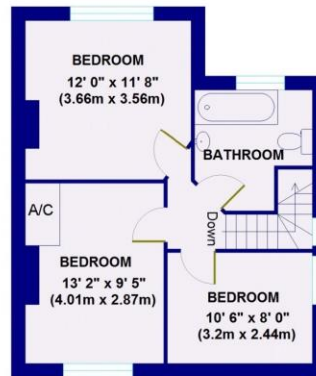
DIRECTIONS: From Newport, follow the A41 North towards Whitchurch for approximately 4 miles, turning right signposted towards Sambrook. Follow this road into Sambrook and take the turning on your left at the end of the Village signposted towards Ellerton, follow this road for approximately 1 mile where the property is situated on the right hand side, marked by our For Sale board.

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. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.



Ground Floor



First Floor



NOT TO SCALE
All due care has been taken in the preparation of this floor plan which has been carried out for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixtures 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 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: 01952 820 239

30 High Street, Newport, TF10 7AQ

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Email: newport@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.