



Helping *you* move



48 Coppice Drive, High Ercall

A well presented, spacious three bedroomed detached house, set on a lovely corner plot, in the sought after village of High Ercall, convenient for the Primary School and local amenities within the neighbourhood.

Offers in the Region of

£330,000

48 Coppice Drive, High Ercall, Telford TF6 6BX.

Overview

- Available with NO UPWARD CHAIN
- Well presented detached house
- Spacious accommodation
- Generous bedrooms
- Family bathroom with shower
- Lounge and dining room
- Fitted kitchen and utility
- Conservatory, ground floor WC
- Corner Plot
- Gardens front, side and rear
- Garage and driveway parking
- Gas CH, Double Glazing
- Council Tax D. EPC E. Freehold



Location

Situated in the popular Village location of High Ercall being served by a primary school, village Shop, Church and Village Hall. The village also has a popular Tennis Club and there are a variety of clubs operating from the Village Hall with something to suit all ages. An excellent road network connects the property to the County Town of Shrewsbury and the market Towns of Wellington and Newport.

Brief Description

This well presented detached house is approached through a canopy entrance porch with door opening into the entrance hall with stairs to the first floor. Off to the right is the lounge, a bright and airy room with modern feature fireplace and glazed double doors opening to the dining room. The dining room has sliding patio doors opening to the rear garden and a door into the kitchen. The kitchen itself is fully tiled and features a comprehensive range of white gloss fronted units of cupboards and drawers with contrasting work surfaces. Integrated appliances include a mid-level oven, refrigerator (not currently in use) and four ring gas hob with extractor unit over. The AGA is currently not in use. Opening directly from the kitchen is the double glazed conservatory, with two sets of French style doors and a further side aspect door opening to the garden. A conservatory style utility is situated off the kitchen, with space and plumbing provision for washing machine and door to the 'jack and jill' style ground



floor cloakroom. Stairs from the hallway rise to the first floor landing, off which are two large double bedrooms, one single bedroom and family bathroom, which is well equipped with a corner bath, double width shower, dual sinks, bidet and low level flush WC.

Externally, the property is approached over a large driveway which provides parking for several vehicles, leading to the garage. The front garden features established borders filled with shrubs and perennials, providing privacy to the lounge.

The rear garden is accessed via a trellis gate to the side of the property, and is fully enclosed. There are areas of lawn and mature borders of specimen shrubs and perennials, as well as a paved patio area and further seating areas available. The garden is a most delightful feature of the property, wrapping around the rear and side of the house.



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 (£1,905.51 for 2023/2024)

EPC RATING

E. The full energy performance certificate (EPC) is available for this property upon request.

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.

VIEWING/PRE-SALES ADVICE

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 the Princess Royal Hospital, proceed along the A442 towards Wellington, then at the roundabout, take the first turning towards Shawbirch. Take the right hand turn onto the B5063 towards Longdon upon Tern and High Erall. After approx. 4 miles at the roundabout turn left and proceed into the Village. You will pass the tennis club on the left hand side, Coppice Drive is then the third turning to the left and the property can be found on the right hand side, approximately half way along the cul-de-sac, as the road bends to the right.

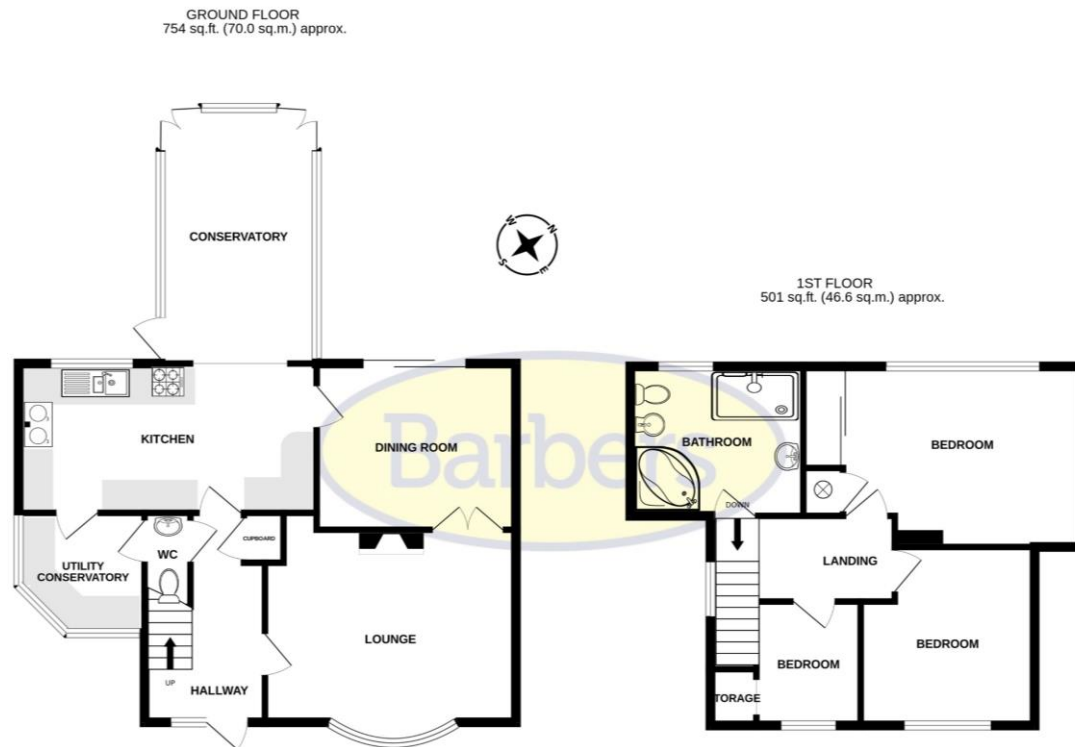
METHOD OF SALE

For Sale by Private Treaty.

WE32884.310323

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.



All measurements quoted are approximate:

- LOUNGE** 15' 3" x 11' 8" (4.65m x 3.56m)
- DINING ROOM** 12' 1" x 10' 1" (3.68m x 3.07m)
- KITCHEN** 18' 1" x 9' 1" (5.51m x 2.77m)
- CONSERVATORY** 15' 7" max x 9' 6" max (4.75m x 2.9m)
- UTILITY ROOM** 7' 7" max x 7' 4" max (2.31m x 2.24m)
- WC** 5' 9" x 2' 9" (1.75m x 0.84m)
- PRINCIPAL BEDROOM** 14' 4" max x 11' 4" max (4.37m x 3.45m)
- BEDROOM TWO** 11' 8" x 10' 7" (3.56m x 3.23m)
- BEDROOM THREE** 7' 6" x 6' 4" (2.29m x 1.93m) off which is a useful storage area: 3'5" x 2'9" (1.04m x 0.73m)
- FAMILY BATHROOM** 10' 6" x 9' 3" (3.2m x 2.82m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	49 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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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.