



Helping *you* move



## Tree Tops, 2 Eaton Road, Childs Ercall, TF9 2DD

A beautifully presented Detached Four Bedroom House in the heart of Childs Ercall Village with three Reception Rooms, Principal Bedroom with En Suite, mature Garden and Driveway Parking for 2-3 cars.

Offers In Region Of  
**£375,000**

## Overview

- Four Bedroom Detached House
- Beautifully Presented Throughout
- Entrance Hall and Cloakroom
- Dining Room, TV Snug, Kitchen, Utility
- Lounge with Log Burner, Conservatory
- Principal Bedroom with En Suite
- Three Further Bedrooms, Bathroom
- Pretty, Mature Rear Garden
- Driveway Parking for 2-3 Cars
- Council Tax Band – D
- EPC Rating - C



## Brief Description

To the ground floor is the Entrance Hall, Cloaks/WC, Home Office/Hobby Room, Dining Room/TV Snug, Kitchen with ceramic sink, integrated dish washer, double oven with induction hob and extractor fan over, and fridge freezer Utility spacious Lounge with log burning stove and sliding patio doors open to the Conservatory, To the first floor Landing is an over stairs cupboard and loft access. The Principal Bedroom has an En Suite Shower Room and both this bedroom and Bedroom One have fitted double wardrobes, two further Bedrooms and a smart, fully tiled Bathroom with mains shower over the bath.

Externally, there's a block paved driveway which offers you parking for 2-3 cars and a pretty rear Garden which has a central lawn, mature borders, trees and shrubs, a garden shed and patio area.

## Location

The property is situated in the heart of Childs Ercall Village with the Bowling Club and Village Club within walking distance. The village has a thriving community - and the Village Club is a welcoming space for a drink with family and friends. There's a picturesque Church, Play Ground, Jubilee Hall and yet it's just 2.5 miles from the A41.

The closest village shop and Post Office are in Hinstock, and the Market towns of Market Drayton and Newport offer a good choice of shops, boutiques, cafes and supermarkets. Shrewsbury, Newcastle-under-Lyme and Telford offer a wider range of shops and amenities.



# Your Local Property Experts

## 01630 653641

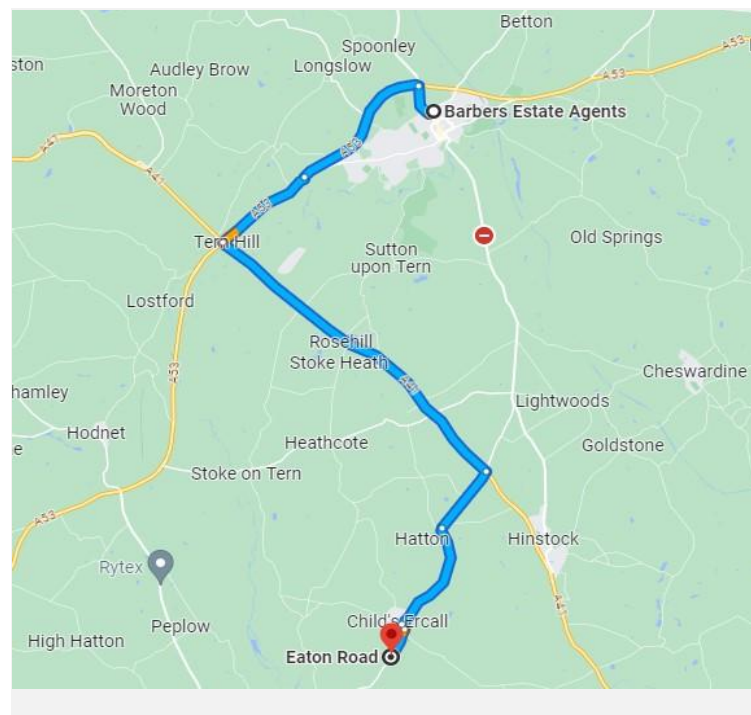


### Useful Information

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

**SERVICES:** We are advised that mains water, drainage and electricity services are available, with LPG gas 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 Council, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



**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 and on to Childs Ercall. Turn left on Village Road/Newport Road, then right on Eaton Road - the property is the right hand-side one of the two on your right just as you turn onto Eaton Road.

**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.

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## Floor Plan to Follow



### Selling your home?

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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.

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