



Helping *you* move



## 19 Coppice Drive, High Ercall

A spacious Two Bedroom Detached Bungalow with revised, modern accommodation throughout and located in the sought after Village of High Ercall.

Offers in the Region of

**£303,800**



# 19 Coppice Drive, High Ercall, Nr. Telford, TF6 6BX.

## Overview

- Detached Bungalow
- Stylishly presented throughout
- Lounge
- Modern Kitchen
- Modern Shower Room
- Two Bedrooms
- Driveway Parking
- Established Gardens
- Gas Central Heating
- Double Glazing
- Garage
- EPC D Council Tax C



## Location

Situated in the Village location of High Ercall being served by a primary school, village Shop, Church, Tennis Club and Village Hall. An excellent road network connects the property to the County Town of Shrewsbury and the market Towns of Wellington and Newport.

## Brief Description

This Detached Bungalow offers stylishly, well presented accommodation throughout - entering into the Entrance Hall with excellent storage / boiler cupboard and door off to the right into the refitted Kitchen which offers a range of high gloss fronted drawers and base units with complementary working surfaces, space for a slim-line dishwasher and freestanding electric cooker, window to the front, external door to side and square arch into the Dining Area with window to side and excellent sized cupboard with sliding doors. A door opens into the rear Hall. From the main Hall a door to the left leads into the good sized Lounge with picture window to the front, high level window to the side and a single glazed window to the hall, feature fireplace with log burning stove and door into the rear Hall.



Within the rear hall is an open storage cupboard offering a tranquil area for a pet. The Shower Room has been refitted with a modern white suite and includes an excellent range of vanity units. Both Bedrooms overlook the rear. Internally, the accommodation benefits from gas central heating and upvc double glazing.

Externally, the property is approached over a block paviour driveway with established garden to the side; the driveway approaches the side of the Bungalow with attractive trellis work providing screening to the front; there is a slabbed and cobbled area beyond the trellising with staggered gates leading to the detached Garage - this has sliding patio doors to the front and internally provides wonderful storage and two partitioned areas, one providing a cloakroom (under construction) and one providing a Utility Room with provision for appliances, base units and work surfaces. The rear garden is of a low level design with patio areas, pathways and established borders.



#### 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.

#### VIEWING

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

#### DIRECTIONS

From Shawburch drive out on the High Ercall road (B5063) and after approx. 4 miles turn left at the mini roundabout and enter the Village of High Ercall; drive past the Cleveland Arms following the road towards Walton and take the second left into Coppice Drive. The property will be found along on the left hand side.

#### METHOD OF SALE

For Sale by Private Treaty.

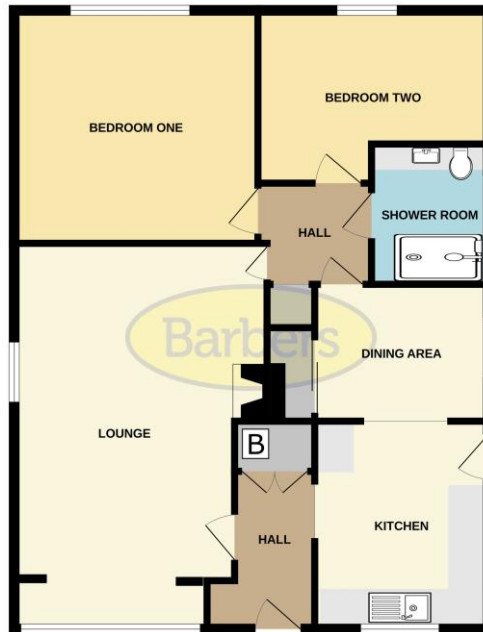
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#### AML REGULATIONS

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.



GROUND FLOOR



Made with Netplan ©2023

All measurements quoted are approximate:

**LOUNGE** 23' 0" x 12' 9" (7.01m x 3.89m) max.

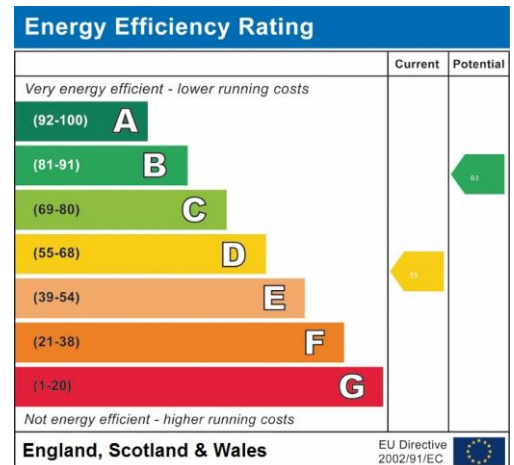
**KITCHEN** 11' 3" x 9' 5" (3.43m x 2.87m)

**DINING ROOM** 9' 7" x 7' 7" (2.92m x 2.31m)

**BEDROOM ONE** 12' 8" x 12' 8" (3.86m x 3.86m)

**BEDROOM TWO** 12' 9" x 9' 7" (3.89m x 2.92m) max.

**SHOWER ROOM** 9' 7" x 7' 7" (2.92m x 2.31m)



## 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

Tel: 01952 221 200

Email: [wellington@barbers-online.co.uk](mailto: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.