



Helping *you* move



12 Kenfields Close, Childs Ercall

This lovely two Bedroom Semi-Detached house is situated in the popular village of Childs Ercall and benefits from new PVC windows throughout.

Offers in the Region of
£190,000

12 Kenfields Close, Childs Ercall

Overview

- Semi-Detached Home
- Village Location
- Kitchen
- Sitting Room
- Two Bedrooms
- Bathroom
- Garage and Driveway Parking
- Lawned Gardens with Paved Patio
- New PVC Windows Throughout
- Council Tax Band B
- EPC Rating D



BRIEF DESCRIPTION

A wonderful opportunity to purchase this two bedroom Semi-Detached home set in a village location which would be ideal for both first time buyers or investors. The accommodation comprises Entrance Hall, Sitting Room, Kitchen, Two Bedrooms and Bathroom. Externally there is an Attached Brick Built Garage, Driveway Parking and Patio with lawned Gardens. The property also has the benefit of new PVC windows throughout.

LOCATION

The property is situated in the charming village of Childs Ercall which has a thriving community - the village holds regular events in the Club House, and an annual Bonfire, Scarecrow Competition and Horse & Dog Show. There's a picturesque Church, Community Centre, Jubilee Hall and 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 - and the good road and rail links out through Telford, Stafford and Stoke-on-Trent bring Manchester and Birmingham within commutable distance.



Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION:

TO VIEW THIS PROPERTY: 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 mains electricity, water and drainage are available together with LPG 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, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

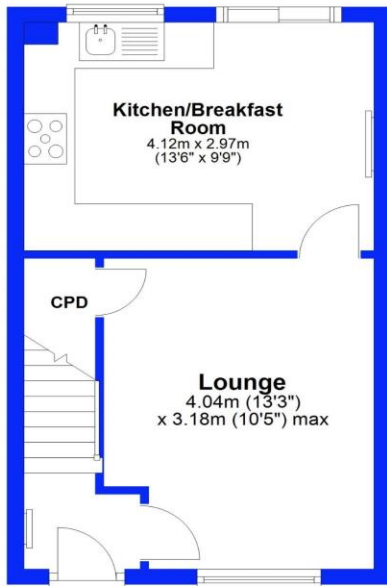


DIRECTIONS: From Newport follow the A41 North for approximately 3 miles, turn left signposted to Childs Ercall, then right again signposted Childs Ercall, following this road into Childs Ercall turning left in the village signposted towards Church Eaton, then taking the first turning on the right into Steppes Way, then take the first right into Kenfields Close where the property will be identified by our For Sale Board.

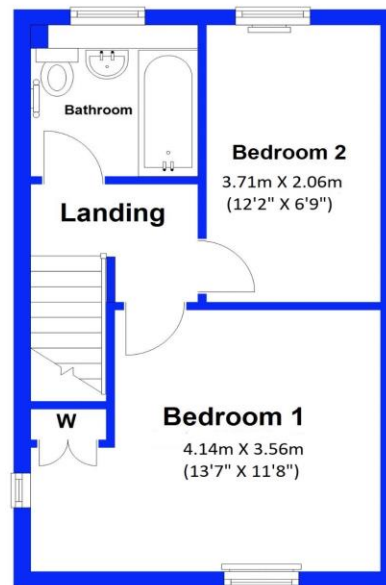
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. 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 
Approx. 29.3 sq. metres (315.9 sq. feet)



First Floor
Approx. 29.3 sq. metres (315.9 sq. feet)



Total area: approx. 58.7 sq. metres (631.8 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture 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 subject property.
Plan produced using PlanUp.

12 Kenfields Close, Childs Ercall, Market Drayton



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

BARBERS 30 High Street, Newport, TF10 7AQ

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Barbers

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.