



Helping *you* move



9 Talbot Fields, High Ercall

A spacious three bedroomed detached bungalow set on a large plot with garage and off road parking, located on a cul-de-sac in this popular village.

Offers in the Region of

£350,000

9 Talbot Fields, Telford, Shropshire TF6 6LY

Overview

- No Upward Chain
- Detached Bungalow
- Lounge and separate Dining Room
- Fitted Kitchen
- Three Bedrooms
- Refitted Shower Room
- Gas Fired CH, uPVC Double Glazing
- Generously Proportioned Gardens
- Garage and Driveway Parking
- Village Cul-de-Sac Location
- Freehold
- Council Tax D. EPC Rating D



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 very well presented home offers easily managed accommodation throughout and is entered via a porch into the through hallway with useful storage cupboard. To the left, the front aspect lounge features an attractive fireplace providing a focal point to the room. A glazed wall with door opens into the dining room beyond, with glazed door and full height adjacent windows opening to the garden. The fitted kitchen has a comprehensive range of base and wall mounted units with complementary working surfaces over and backsplash tiling, provision for a freestanding cooker, space and plumbing provision for a washing machine and space for upright fridge freezer. Wall mounted gas combi boiler. A rear aspect glazed door opens to the garden. The main bedroom has a front aspect, with fitted wardrobes to one wall. Bedroom two has a rear aspect, again, with a fitted double width wardrobe.



Bedroom three is a large single room, with a front aspect window which could be used for a variety of purposes. The fully tiled, refitted shower room features a walk-in shower, WC with concealed cistern and wash hand basin set into a modern vanity unit.

Externally, the front garden is mainly laid to lawn with a driveway leading to the attached garage, with electric roller shutter door, power and light. A rear aspect window and courtesy door opens to the garden. The large rear garden is fully enclosed, mainly laid to lawn with a large paved patio area adjacent to the property and attractive mature borders of established shrubs, trees and perennials. There is a useful timber shed, greenhouse and summer house, all of which have electricity.

The property benefits from uPVC double glazing and gas central heating.

An internal viewing is highly recommended.



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 Banding D (currently £1,989.83 for 2024/25)

SERVICES

We are advised that mains water, gas, drainage and electricity are available. The property is heated via a gas fired central heating system. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

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 Ercall. 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, then take the next left hand turn into Shrewsbury Road. As you come to the edge of the village, take the left turn into Shirlowe Drive at the fork, then take the first left into Talbot Fields, where the property can be found on the left hand side, after a short distance.

METHOD OF SALE

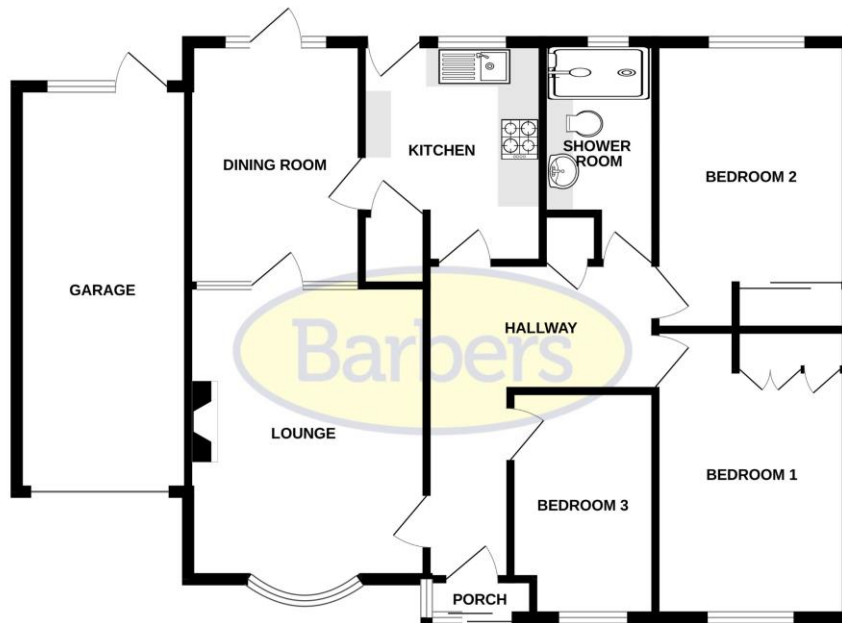
For Sale by Private Treaty.

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AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

GROUND FLOOR
1029 sq.ft. (95.6 sq.m.) approx.



TOTAL FLOOR AREA: 1029 sq.ft. (95.6 sq.m.) approx.
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ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

LOUNGE 14' 2" x 11' 5" (4.32m x 3.48m)

DINING ROOM 11' 9" x 8' 5" (3.58m x 2.57m)

KITCHEN 10' 10" max x 8' 5" max (3.3m x 2.57m)

BEDROOM ONE 13' 11" (12'2" to wardrobe fronts) x 9' 4" (4.24m x 2.84m)

BEDROOM TWO 13' 11" (12'2" to wardrobe fronts) x 9' 4" (4.24m x 2.84m)

BEDROOM THREE 10' 11" max x 7' 0" max (3.33m x 2.13m)

SHOWER ROOM 8' 9" min x 5' 5" (2.67m x 1.65m)

GARAGE 19' 8" x 8' 4" (5.99m x 2.54m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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

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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Email: 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.