



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**11 Earls Way, High Ercall, Telford TF6 6FA**

**£395,000 Region**

To view this property please call us on **01743 236 800** Ref: C7306/MU/KQ

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# A well presented and neatly kept, modern, 4 bedroomed detached house.

This extremely neatly kept and well presented, modern, 4 bedroomed, detached house provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions, all presented to an exacting standard. The accommodation briefly comprises : entrance hall, cloakroom/wc, L shaped open plan kitchen/dining/living room, spacious lounge with French doors, master bedroom with built in double wardrobes and an en suite shower room, 3 further double bedrooms and principal bathroom. Attached garage and parking for 3 / 4 cars. Good sized and neatly kept rear garden. The property also benefits from double glazing and gas-fired central heating.

This property is pleasantly situated on this well established residential development, built by the renowned Galliers Homes on the edge of the village of High Ercall. High Ercall provides village amenities including a village shop, church, primary school and bus service, whilst the nearby towns of Telford, Newport and Shrewsbury are also easily accessible.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Part glazed entrance door  
Tiled floor

### CLOAKROOM/WC

Fitted with a modern white suite comprising low flush wc  
Wash hand basin  
Tiled floor

### L SHAPED KITCHEN / DINING / LIVING ROOM

23'0" x 10'4" (7.01m x 3.16m)  
Fully fitted kitchen area with a range of matching modern wall and base units comprising of both cupboards and drawers with worktops over and matching upstands  
Range of integrated appliances including a 5 ring hob with double oven beneath and extractor over, fridge freezer and dishwasher  
Tiled floor  
French doors leading out to the rear garden  
Built in store cupboard  
Further large walk in cupboard housing the washing machine/

### LOUNGE

18'11" x 10'7" (5.77m x 3.23m)  
French doors leading out to the rear garden

STAIRCASE rising to FIRST FLOOR LANDING with access to loft and built in airing cupboard.

### BEDROOM 1

13'0" x 10'4" (3.95m x 3.16m)  
Built in wardrobes with sliding mirror fronted doors  
Windows to the front and side/

### EN SUITE SHOWER ROOM

Fitted with a modern white suite comprising double width fully tiled shower cubicle  
Pedestal wash hand basin  
Low flush wc  
Part tiled walls and tiled floor.

### BEDROOM 2

9'8" x 10'7" (2.94m x 3.23m)

### BEDROOM 3

9'8" x 10'7" (2.95m x 3.23m)  
Window overlooking the rear garden.

### BEDROOM 4

9'9" x 10'7" (2.96m x 3.22m)  
Window overlooking the rear garden.

### BATHROOM

Fitted with a modern white suite comprising panelled bath with shower screen and shower unit over  
Pedestal wash hand basin  
Low flush wc.  
Tiled floor and part tiled walls  
Wall mounted heated towel rail.

## OUTSIDE THE PROPERTY

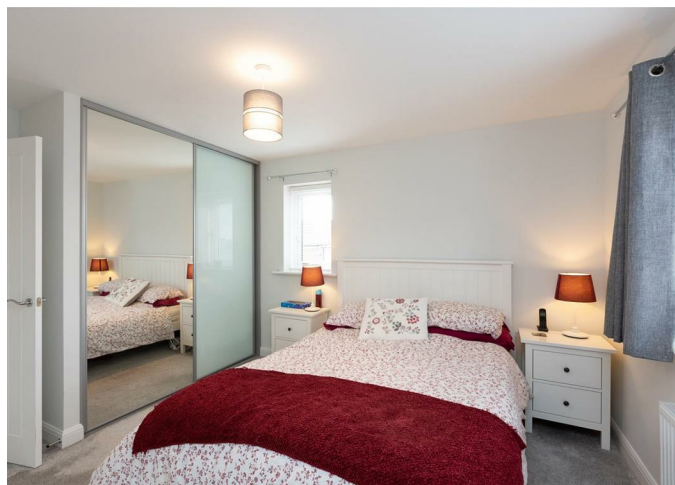
### ATTACHED GARAGE

With up and over door, concrete floor, power and lighting. Rear service door to the garden.

TO THE FRONT the property is approached over a brick paved driveway providing parking for 3 / 4 cars and vehicular access to the attached garage. The formal reception area is approached over a paved path flanked by gravel and herbaceous borders.

To the rear of the property is a good sized and neatly kept GARDEN with a paved patio seating area, neatly kept lawned area, outside water and lighting. The whole is enclosed on all sides by closely boarded wooden fencing.







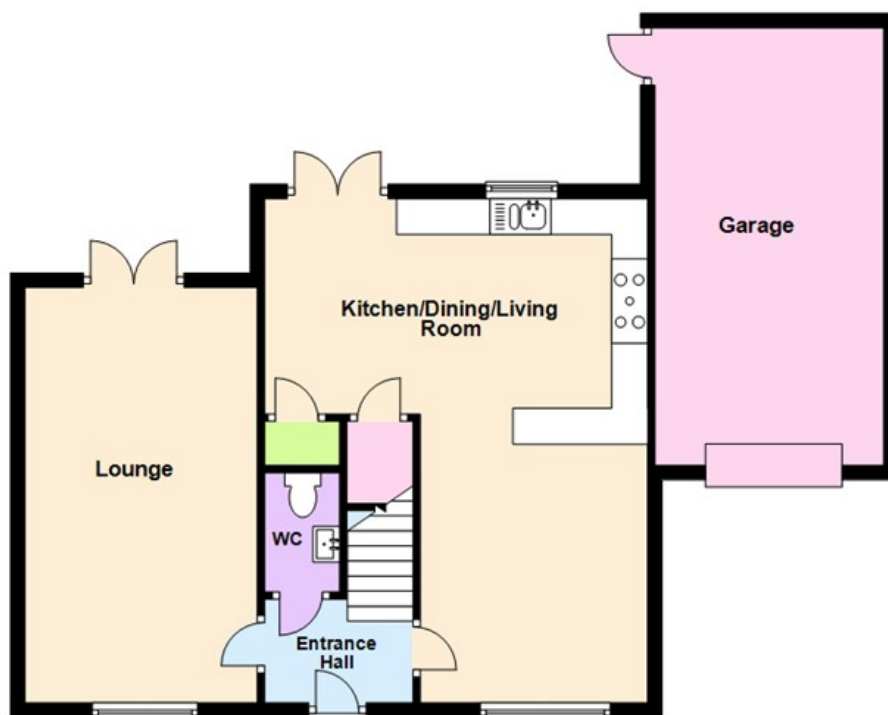




## FLOOR PLANS ...

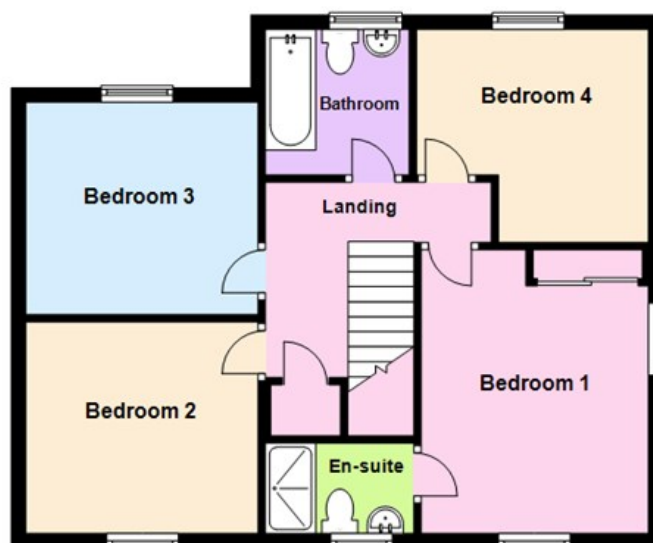
### Ground Floor

Approx. 821.6 sq. feet



### First Floor

Approx. 617.0 sq. feet



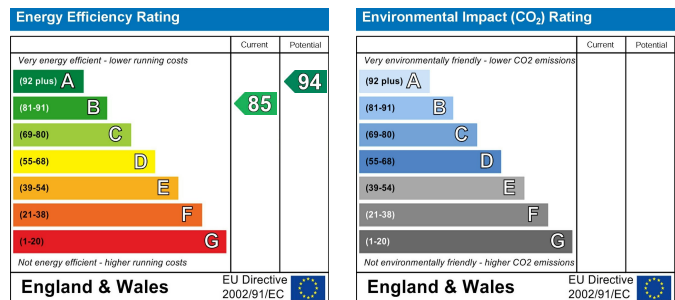
Total area: approx. 1438.5 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed out of town on the B5062 Newport Road, proceeding through the villages of Haughmond and Roden. On reaching High Ercall proceed to the T junction, then bear left, taking the next turning right onto Earls Way, follow the road into the cul-de-sac turning left, proceed for a further distance where the property will then be found on the left hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.  
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

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