



**Estate Agents
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**Fairleigh , Childs Ercall, Market Drayton, TF9 2DG
Offers In The Region Of £249,950**

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Available with No Upward Chain

Childs Ercall sits in the Shropshire countryside, between the towns of Newport and Market Drayton. The village itself is mentioned in the Domesday Book in 1086, and there still remain many historic properties within the village, including Childs Ercall Hall. At the centre of the village is the village green, with the sandstone church of St Michael and All Angels lying to the West. The 'Jubilee Village Hall' is widely used by various groups and classes, adjoining which is a large playing field with a football pitch and a separate children's play area. The village also has its own licenced 'Childs Ercall Club', with bar and function room and adjacent bowling green, which also hosts a number of social societies and activities and is open to all during some evenings in the week. The village lies about 7 miles from Newport, with its highly regarded schools and its diverse range of leisure and shopping facilities, and approximately 6½ miles from Market Drayton, again with good primary and secondary schools, shopping and leisure facilities. The larger towns of Telford, Shrewsbury and Stafford have even more amenities, and also provide rail and motorway links.

In more detail the property comprises;

Entrance Porch

With double glazed front door and side screen having internal glazed door into...

Hallway

Having panelled radiator and built-in shelved airing cupboard.

Living Room

10'5" x 15'1" (3.18 x 4.62)

With wall mounted gas fire and open archway into...

Breakfast Kitchen

10'4" x 9'5" (3.17 x 2.89)

Having a range of wooden fronted cupboards and drawers with inset stainless steel sink and drainer unit. Space for standalone cooker. Full-height shelved pantry cupboard. Radiator and side aspect window.

Door into...

Lobby / Utility

6'9" x 9'0" (2.08 x 2.75)

With space and plumbing provision for washing machine. Space for fridge and dryer. Side and rear aspects. External door into rear garden.

Double Glazed Conservatory

9'4" x 8'6" (2.85 x 2.6)

Accessed off the Living Room with low-height brick walls and double glazed windows above, enjoying views of the garden and across open fields.

Off the Hallway

Bedroom One

10'5" x 15'1" (3.19 x 4.62)

With front and side aspect double glazed windows. Radiator.

Bedroom Two

10'5" x 12'0" (3.19 x 3.66)

Having panelled radiator and front aspect window.

Bedroom Three

10'5" x 12'0" (3.18 x 3.66)

With side aspect double glazed window and radiator. Built-in single wardrobe.

Bedroom Four

10'4" x 12'0" (3.17 x 3.66)

Having built-in full-height double width wardrobe. Panelled radiator. Rear aspect window.

Bathroom

Being fully tiled having single shower cubicle with electric shower unit and shower curtain. Pedestal wash hand basin. Panelled bath. Double glazed window and radiator.

Separate WC

With low-level flush and double glazed window.

Outside

The property is approached off the village road over an ornamental concrete full-length driveway offering ample off-road parking for several cars. Detached concrete sectional GARAGE (4.87m x 2.45m) and wooden shed.

The home is set in its own grounds, having landscaped gardens on three sides laid to neatly shaped lawns with mature flowering shrubs and plants etc... having well maintained hedges with views across open countryside,

We understand that the property is of non-traditional construction and prospective purchasers should make their own enquiries whether mortgage lending is available. Asbestos has been identified in the internal walls and a BULK sample identification certificate has been obtained.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Shropshire Council, that the property is in Band: C

EPC RATING: F (30)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity and drainage are connected. The property is heated by LPG gas central heating.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

ADDITIONAL CHARGES: The vendors are not aware of any.

RIGHTS AND RESTRICTIONS: The vendors are not aware of any.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

COAL FIELDS/MINING: The vendors are not aware of any.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519
Email: sales@tempertons.co.uk

DIRECTIONS: A41 northwards from Newport in direction of Whitchurch. Turn left off the A41 at Standford Bridge towards Howle / Childs Ercall. Take first right to Childs Ercall, follow this road and as you enter the village, the property is the first on the right hand side.

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Smart Search or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

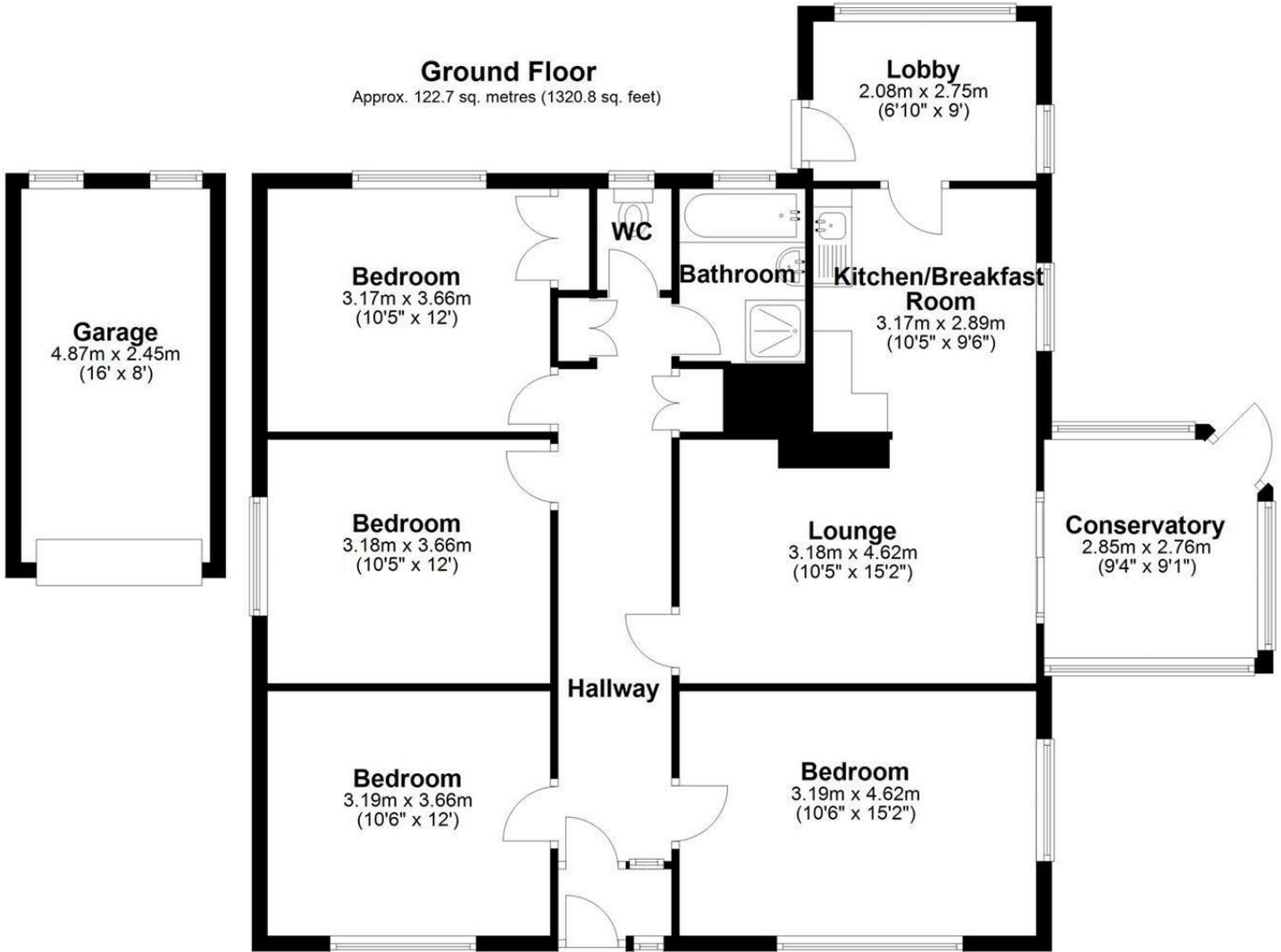
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		56
	30	
EU Directive 2002/91/EC		
England & Wales		



Total area: approx. 122.7 sq. metres (1320.8 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

