



Helping *you* move



Old School House, Childs Ercall, TF9 2DA

This former School House is a fantastic opportunity to create a wonderful family home in the heart of Childs Ercall Village. In need of full modernisation, with Three Bedrooms and the old School Room that could be developed into a superb Family Space. Offered with No Upward Chain.

Offers In Region Of
£265,000

Overview

- Detached Period Property
- In Sought After Village Location
- In Need of Full Renovation
- Offering Great Potential
- No Upward Chain
- Large Reception Room
(Previously School Room)
- Three Bedrooms
- Detached Garage
- Bathroom, Kitchen
- Two Reception Rooms
- Energy Rating F-20
- Council Tax Band TBC



Brief Description

School House is a fabulous opportunity for anyone wanting a project to transform a period property into a stunning home. The accommodation provides two Reception Rooms, Kitchen, ground floor Bathroom and three Bedrooms. There is also an adjacent building which was previously the School Classroom with its own private Entrance Hall and offers great further potential as a wonderful family space.

Externally there is a Detached Garage and plentiful space for Parking and Garden areas.

Location

The property is situated in the charming village of Childs Ercall which has its own Church, Community Centre, Jubilee Hall and Club House all adding to the enjoyment of village life.

The larger towns of Market Drayton, Newport, Telford and Shrewsbury are all in commutable distance, approximately 7/8 miles from Market Drayton and Newport, 11 miles from Wellington, 15 miles from Telford and 17 miles from Shrewsbury. All of the larger towns offer a variety of amenities including specialist and high street shops, supermarkets, restaurants, farmers markets and health and leisure facilities.



Your **Local** Property Experts

01630 653641



TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains electric and water 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



DIRECTIONS: Leave Market Drayton via the A53 for Tern Hill. At the Tern Hill roundabout take the first exit left onto the A41 and continue straight. Turn right onto Hatton Road sign posted for Childs Ercall. In the village, pass the village green and follow the road round with the church on your right. After approximately 50 meters, where you see the Barbers directional arrow, turn right into the driveway that leads up to the property.

LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

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: We are required by law to conduct anti-money laundering checks on all those buying a property. 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. The cost of these checks is £30 (ind. 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, directly to MoveButler, ahead of us issuing a memorandum of sale, and is non-refundable.

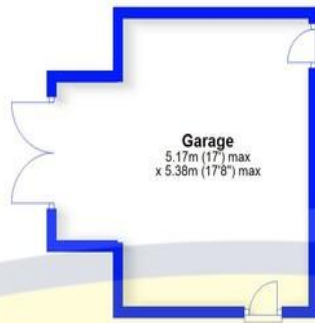
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

METHOD OF SALE: For Sale by Private Treaty.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

Ground Floor

Approx. 158.9 sq. metres (1710.6 sq. feet)



First Floor

Approx. 59.4 sq. metres (639.1 sq. feet)



Total area: approx. 218.3 sq. metres (2349.7 sq. feet)

Plan produced by www.firstproperty.com. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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: 01630 653641

**BARBERS ESTATE AGENTS: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
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Email: marketdrayton@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.