



Helping *you* move



## 4 Cottage Gardens, Childs Ercall, Market Drayton, TF9 2GD

A Deceptively Spacious Three Bedroom Semi Detached House -  
In Sought After Village Location

Offers In Excess Of  
**£280,000**

# 4 Cottage Gardens, Childs Ercall, Market Drayton, Shropshire, TF9 2GD

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## Overview

- Well Presented Semi Detached House
- Deceptively Spacious Throughout
- In Lovely Village Location
- Entrance Hallway, Cloakroom/wc
- Generous Dining Kitchen
- Lounge with Log Burner & French Doors to Rear
- Integral Long Single Garage, Driveway
- Three Generous Bedrooms, En-Suite & Family Bathroom
- Council Tax Band – C
- Energy Rating C-69



4 Cottage Gardens is in the heart of Childs Ercall Village, yet tucked away in a quiet, small cul-de-sac of just four properties. In walking distance of the Village Club & Green and beautiful countryside, this lovely home is a wonderful opportunity not to be missed.

The property itself is very nicely presented, with a lawned Garden to the front and driveway leading up to the integral long single Garage which houses the central heating boiler and has doorway access to the side of the property. The front door opens to the Hallway, with stairs to the first-floor accommodation and the ground floor accommodation offers you a Cloakroom WC, spacious Lounge with log burner and French doors out to the pretty rear Garden and a stylish Dining Kitchen. Onto the first floor from the landing area is the generous Family Bathroom and three good-size Bedrooms with Principal having an En-Suite Shower Room.

Externally, you have the front Garden and driveway, and to the rear is a private garden to the rear, laid to lawn with a patio area and large shed.

## 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



### SERVICES

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

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

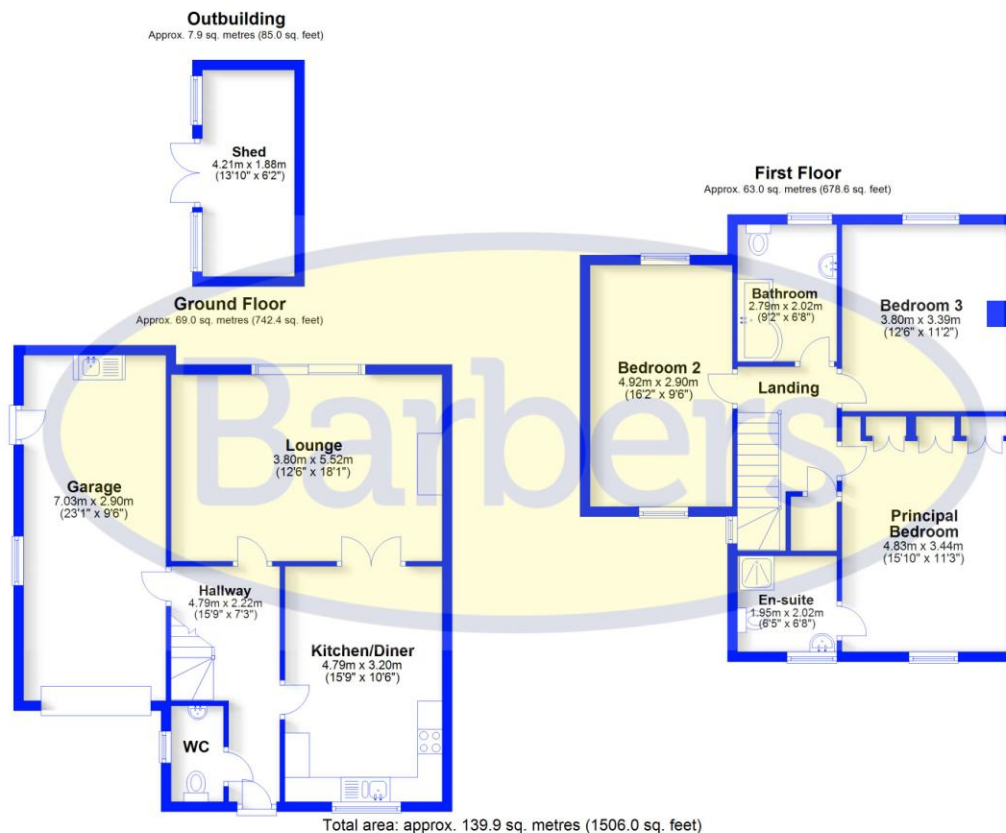


### DIRECTIONS

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. Continue onto Narrow Lane and continue straight until turning left onto Eaton Road where you will find the entrance to Cottage Gardens on the left-hand side. Follow the private road to the left, where you will find the property which can be identified by our for-sale board.

### 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.



Plan produced by www.firstpropertieservices.co.uk. 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 Bluewin

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**INDEPENDENT FINANCIAL 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.

**RESIDENTIAL LETTINGS SERVICE** Barbers are a long-established firm in the field of Residential Lettings and Property Management. Our Award-Winning team have a wealth of experience and knowledge, and we have a dedicated Property Management team responsible for managing over 800 properties in the local area. If you are interested in buying this or any other property as an investment, please contact us for more information on the services we can offer.

## 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

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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.