Barbers

The Gables, Hillside, Lilleshall, TF10 9HG

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Freehold – Offers in the Region of £695,000

Features

- An Outstanding Detached Family Home
- Immaculately Presented Throughout
- Situated in a Stunning Location with Views over Surrounding Countryside
- Kitchen/Breakfast Room
- Lounge, Dining Room, Office
- Two En-Suites and Shower Room
- Four Bedrooms, Three Storage Rooms
- Lower Ground Floor which could be used as a Separate Annex
- Plenty of Parking and Beautiful Lawned Gardens
- Council Tax Band F, EPC Rating - C

BRIEF DESCRIPTION

An outstanding and unique Detached Family Home situated in a stunning location with far reaching views over Shropshire and Wales. Immaculately presented throughout, this property must be viewed to fully appreciate its many exceptional qualities. The accommodation to the ground floor comprises: A welcoming Entrance Hall leads to an Inner Hall, which provides access to the Kitchen/Breakfast Room, Lounge/Dining Room, Office, WC, and Cloaks Cupboard. Stairs rise to the: First Floor: Which boasts a beautiful Principal Bedroom with a spacious En-Suite, along with a Second Bedroom, also featuring an En-Suite.

Stairs from the ground floor descend to the: Lower Ground Floor, which includes Two Double Bedrooms, Bathroom, and a Kitchen/Utility Room. Additionally, there are Three exceptionally large Store Rooms, each the size of a bedroom, offering excellent space for hobbies or business storage. The lower ground floor also lends itself to becoming a Self-Contained Annex, benefiting from a Separate Entrance through the Kitchen/Utility Room.

Externally, the property enjoys excellent Parking to the front, along with an adjoining Oversized Garage. A steel-framed Balcony and Terrace, accessed from the ground floor which provides a wonderful space to enjoy the views. Below this, there are generous lawned gardens, perfect for outdoor relaxation.

LOCATION

Lilleshall is a popular village just south of the market town of Newport - with it's busy High Street offering you a good mix of shops, boutiques, cafes, pubs and Victorian indoor market – and is within the catchment area of Newport's highly regarded High and Grammar Schools.

Lilleshall itself has a Church, Primary School and Cricket Club, with a wider range of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury, and the excellent road and rail links (from Telford and Stafford stations) mean that both Manchester and Birmingham are in commutable distance.

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NOTE: Please note that the lower ground floor could be utilized as an annex if so desired.

TO VIEW THIS PROPERTY: To view this property, please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

DIRECTIONS: From our office in the High Street head south, turn right onto Wellington Road and at the roundabout, take the 3rd exit onto Wellington Road/A518 continue for 0.6 miles and at the roundabout with the Red House pub on your right, after approximately half a mile turn left onto Wellington Road. Take the first left turning and bear left onto Hillside where the property is situated after a few hundred yards on the left hand side as marked by our For Sale board.

SERVICES: We are advised that all mains services 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/

LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000

EPC RATING - C-78: The full energy performance certificate (EPC) is available for this property upon request.

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. 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.

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.

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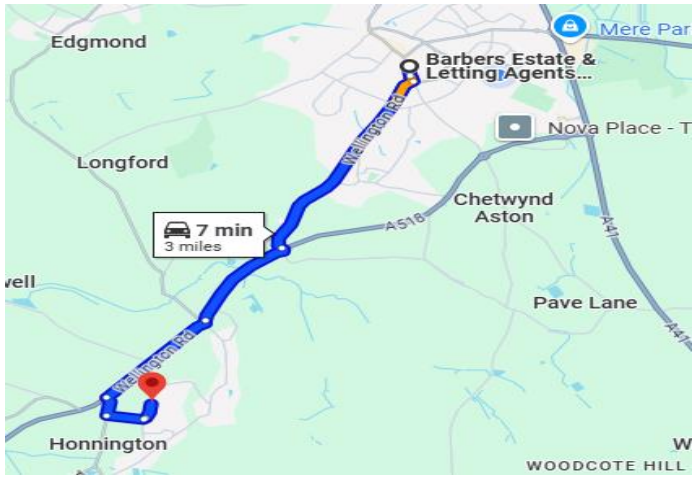

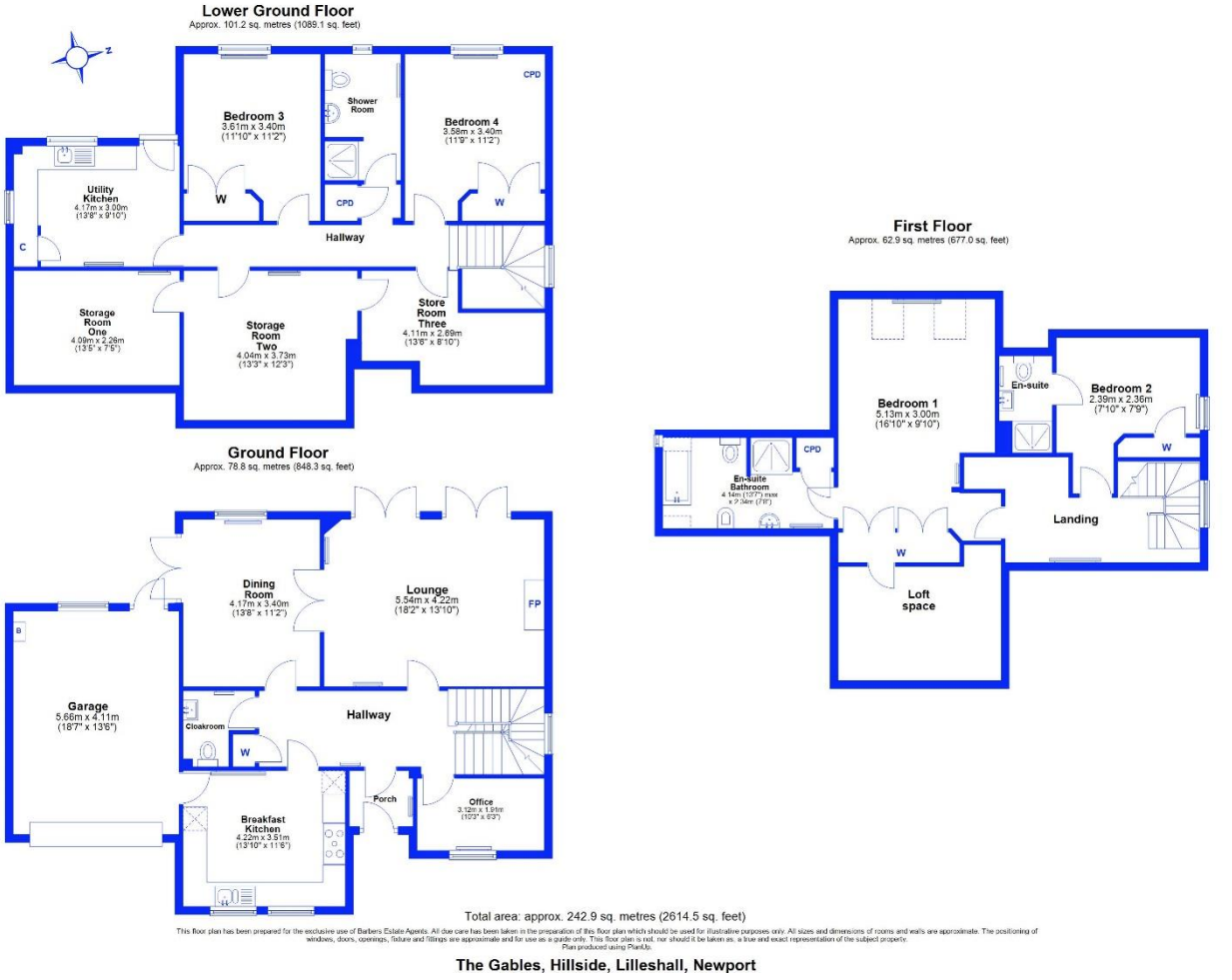

Total area: approx. 242.9 sq. metres (2614.5 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

The Gables, Hillside, Lilleshall, Newport

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 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.

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