



Corner House, 4 Walton, High Ercall, Near Shrewsbury,
Shropshire, TF6 6AR

www.hbshrop.co.uk



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Offers In The Region Of £450,000

Viewing: strictly by appointment
through the agent

A most attractive, spacious and instantly appealing four bedroom semi detached house, offering a wealth of character and charm, flexible living accommodation, a range of outbuildings and occupies a large well established plot. Walton is a small hamlet located near the village of High Ercall being a semi rural location ideally situated for access to the county town of Shrewsbury and modern town of Telford and offers countryside tranquility, yet within commutable distance to major road links, towns, cities etc. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, entrance hallway, lounge, sitting room, dining room, family room, home office, modern refitted kitchen, conservatory, cloakroom, two first floor landings, four good size bedrooms, refitted family bathroom, large well established front, side and rear garden which are a fantastic feature of the property along with a substantial driveway providing ample off street along for a number of vehicles, large detached garage with adjoining workshop and two stores, two further stores adjacent to the garage, brick built outside utility and adjoining brick built shed/further store, UPVC double glazing, oil fired central heating. Viewing is essential.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance porch

Having tiled floor, attractive period leaded stained glazed wooden framed double doors then give access to:

Entrance hallway

Wooden panel door from entrance hallway gives access to:

Sitting room

13'5 x 9'0

Having impressive exposed brick inglenook with wood burning stove and inset timber above, exposed beams to ceiling, wall light points, UPVC double glazed widow to front, radiator.

Part glazed wooden panel door from entrance hallway gives access to:

Dining room

12'10 x 11'4

Having UPVC double glazed window to front, radiator, feature exposed brick wall with exposed timbers.

From dining room arch gives access to:

Family room

11'7 x 9'5

Having quarry tiled floor, radiator, exposed beams, feature exposed brick walls.

From family room wooden panel door gives access to:

Home office

11'7 x 6'5

Having glazed window, exposed timbers.

Doorway from family room gives access to:

Living room

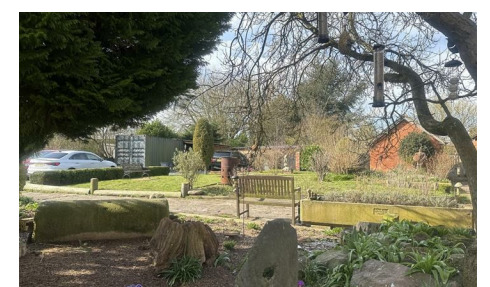
17'11 x 16'5

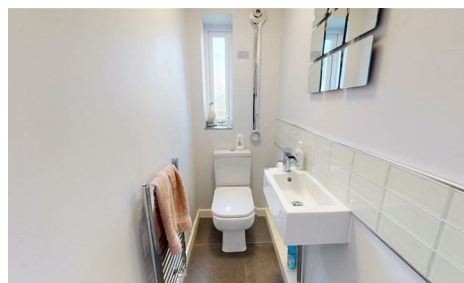
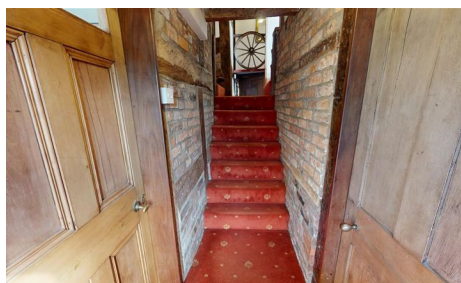
Having feature exposed brick fireplace with wood burning stove, exposed timbers and beams to ceiling, UPVC double glazed window to front, radiator.

Door from lounge gives access to:

Side porch

From dining room arch gives access to:





Inner hallway

Having tiled floor.

From inner hallway door gives access to:

Cloakroom

Having low flush WC, wall mounted wash hand basin with mixer tap over, tiled floor, UPVC double glazed window to rear.

From inner hallway doorway gives access to:

Modern refitted kitchen

14'7 x 8'11

Having a range of modern eye level and base units with built-in cupboards and drawers, integrated dishwasher, double oven, four ring induction hob with cooker canopy over, two UPVC double glazed windows, stylish fitted worktops with inset 1 1/2 with mixer tap over, tiled floor, radiator.

Part glazed door from inner hallway gives access to:

Conservatory

16'10 max x 7'7

Having UPVC double glazed windows to rear, UPVC double glazed French doors giving access to rear gardens, UPVC double glazed roof, tiled floor, antique style radiator, fitted granite worktop with side and base units.

From entrance hallway and from lounge stairs rise to:

Two first floor landings

Wooden panel doors give access to: Four bedrooms and bathroom.

Bedroom one

16'7 x 13'2

Having UPVC double glazed window to front, radiator, range of fitted wardrobes, exposed timbers and beams

Bedroom two

17'1 max x 9'2

Having UPVC double glazed window to front, radiator, built-in wardrobe, exposed beams to ceiling.

Bedroom three

12'4 x 7'0

Having UPVC double glazed window to front, radiator, exposed beams to ceiling, built-in wardrobe.

Bedroom four

11'6 x 10'1

Having UPVC double glazed window to rear, radiator, feature wall with exposed timbers, beams to ceiling.

Refitted bathroom

Having a modern three piece suite comprising: Panel bath with drench shower over plus hand-held shower attachment off, glazed shower screen to side, low flush WC, wash hand basin set to vanity unit, UPVC double glazed window to rear, tiled to walls, tiled floor, heated chrome style towel rail, recessed spotlights to ceiling.

Outside

The property sits in large well established grounds which are a fantastic feature of the property having a variety of specimen shrubs, plants, bushes, lush green gardens, mature trees, fruit trees, along with an extensive driveway which provides ample off street parking for a number of vehicles. There are an arrange of useful outbuildings which are as follows: Large garage with adjoining workshop and two stores, outside utility and brick shed.

Garage

20'10 x 13'3

Workshop
10'3 x 8'2

Store one
5'2 x 5'1

Store two
5'2 x 4'11

Outside utility
8'2 x 4'10

Brick shed
7'7 x 5'7

Adjacent to the garage are two further brick stores

Store one
10'4 x 8'1

Store two
10'4 x 8'2

Front garden

The front garden of the property is predominantly laid to lawn with mature shrubs, plants and bushes and screening from the road is a brick wall and stone pathway giving access to the front entrance. The vendor informs us that he has an operator's license from the property for the permission to operate a heavy goods vehicle (7.5 tonne).

Directions

From Shrewsbury head out on the B5062 Roden Road and continue through the village of Roden and into the village of High Erccall, when reaching the crossroads turn left and continue into the village of Walton and the property will be found in approximately 0.6 of a mile on the left hand-side clearly identified by our for sale board.

Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND E

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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