16 Walton
High Ercall Telford
TF6 6AR

MONKS

4 Bedroom House
Offers In The Region Of £765,000

The features

- CHARMING 4 BEDROOM DETACHED COTTAGE
- ESTABLISHED GARDENS OF JUST OVER 0.6 OF AN ACRE
- WEALTH OF CHARM AND CHARACTER
- DRIVEWAY WITH AMPLE PARKING AND GARAGE
- VIEWING HIGHLY RECOMMENDED
- SEPERATE 2 BEDROOM SELF CONTAINED ANNEXE
- ENVIABLE SEMI RURAL LOCATION
- 3 RECEPTION ROOMS, 4 BEDROOMS, SHOWER ROOM AND BATHROOM
- SURROUNDED BY OPEN FARMLAND
- EPC RATING TBC

***** CHARMING PERIOD HOUSE WITH SEPERATE 2 BEDROOM ANNEXE *****

A unique opportunity to purchase this charming 4 bedroom detached cottage which has a wealth of period features - perfect for a growing family - along with a self contained detached 2 bedroom Annexe.

Occupying an enviable position surrounded by open countryside with far reaching views and being ideally placed for commuters with ease of access to Shrewsbury, Telford and the Midlands. There are excellent facilities on hand in the nearby village of Shawbury which boasts primary school, doctors with pharmacy, supermarket, restaurant/public house, take-aways, church and bus service to the Town.

The accommodation in the main house which has been extended provides Reception Hall, Lounge with feature fireplace, large Kitchen/Dining Room, Snug/Boot Room, Conservatory, Utility Room, 4 generous Bedrooms, Bathroom and Shower Room.

The Annexe has a Living/Dining/Kitchen, First Floor Lounge/Bedroom 2, Bedroom and Bathroom.

There is ample parking, Garage/Workshop and lovely established gardens bordered by open farmland.

Viewing recommended.

Property details

LOCATION
The property occupies an enviable position on the edge of the small North Shropshire village of Walton which is a short drive from nearby Shawbury and High Ercall. For commuters there is ease of access to the County Town of Shrewsbury, Market Drayton, The Potteries, Telford and the M54 motorway network.

Heading from Shawbury towards High Ercall you will find the property on the right hand side, indicated by our board prior to entering the village of Walton.

RECEPTION HALL
Covered entrance with door opening to Reception Hall. A charming characterful entrance which has doors to the front and rear, wealth of exposed beams and timbers, tiled floor and fitted wall lights.

CLOAKROOM
with suite comprising WC and wash hand basin, tiled floor, radiator, window to the rear elevation.

LOUNGE
A charming through room with windows to the front and rear elevations, feature inglenook fireplace housing cast iron log burner with wooden lintel over, exposed wall and ceiling timbers, radiator, media point.

KITCHEN/DINING ROOM
A generous sized room - perfect for a growing family and those who love to entertain. The Dining area has window to the front elevation, exposed ceiling timbers and large peninsular central breakfast/dining table with storage and complementary full height larder units with central recess for American style fridge freezer.

The Kitchen is comprehensively fitted with range of cream fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher and attractive royal blue Aga cooking range, tiled surrounds and matching eye level wall units. Window to the side, quarry tiled floor, exposed ceiling timbers.

BOOT ROOM/SITTING AREA
a useful space which leads off the Kitchen with quarry tiled floor, radiator.

CONSERVATORY
A generous sized room being of brick and sealed unit double glazed construction with doors leading onto the garden.

UTILITY ROOM
with range of base and storage cupboards, space for appliances, tiled floor, window to the front.

FIRST FLOOR LANDING
From the Reception Hall staircase leads to the lovely characterful First Floor galleried style Landing with a wealth of exposed timbers, windows to the front and rear aspects.

PRINCIPAL BEDROOM
A generous sized room with windows to the front, rear and side, all of which have wonderful views over adjoining farmland across to the Shropshire Hills. Feature chimney breast with exposed beams and timbers. Fitted wardrobes, radiator.

BEDROOM 2
A double room with a window to the front with rural views, radiator.

BEDROOM 3
Another double room with windows to the side and rear with rural views, radiator.

BEDROOM 4
A double room with window to the side, radiator.

SHOWER ROOM
with suite comprising shower cubicle, wash hand basin and WC. Tiled surrounds, radiator.

FAMILY BATHROOM
with suite comprising panelled bath with shower unit over, wash hand basin and WC. Tiled surrounds, radiator.

SELF CONTAINED ANNEXE
Adjacent to the property is the Detached Garage/Annexe which would be ideal for a dependent relative, multi generational living, work from home and hobbies/crafts area.

Side entrance door opens to

LIVING/DINING/KITCHEN
A through room with windows to the side and rear. Kitchen area with range of units, single drainer sink and space for appliances.

FIRST FLOOR LANDING
Stairs lead to the First Floor of which lead

BEDROOM/SITTING ROOM
with window to the rear with lovely rural aspect over farmland and across to the Shropshire Hills, useful under eaves storage.

BEDROOM
A generous sized room with velux roof lights and under eaves storage.

BATHROOM
with suite comprising panelled bath with shower unit over, wash hand basin and WC. Tiled surrounds, heated towel rail.

GARAGE/WORKSHOP
with up and over door, personal door and power and lighting.

THE GARDENS
The Gardens are a particular feature of the property and of an extensive size and in total to just over 0.6 acre. Being laid extensively to lawn with flower and shrub beds with inset specimen trees and to the rear section an Orchard area. Being enclosed with fencing and mature hedging and providing a great level of privacy. Paved sun terrace and seating areas to the side of the Conservatory.

Approached over gravelled driveway with ample parking and hardstanding for several vehicles which leads to the Garage/Annexe.

GENERAL INFORMATION
TENURE
We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that all main water and electricity are connected. Drainage is to a treatment plant.

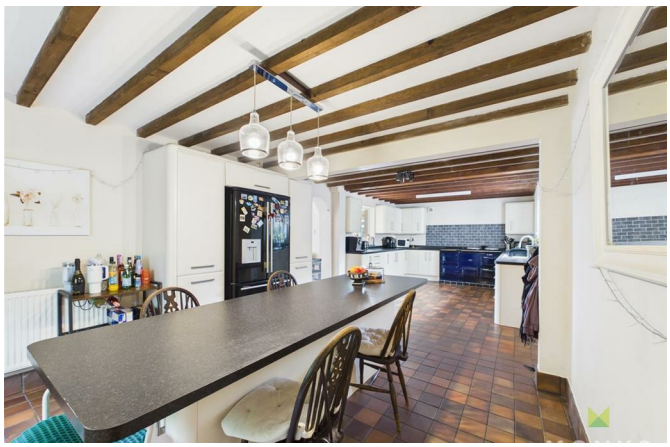
COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band G - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES
We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. https://monks.co.uk/buy/mortgage-calculator/

LEGAL SERVICES
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

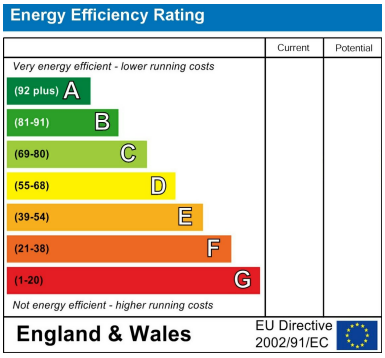
NEED TO CONTACT US
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

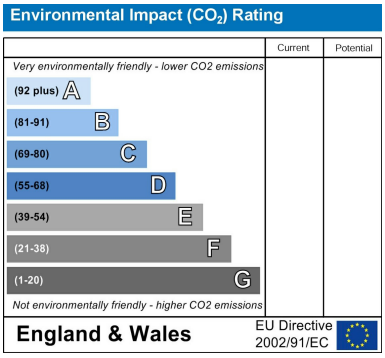


MONKS

16 Walton, High Ercall, Telford, TF6 6AR.

4 Bedroom House
Offers In The Region Of £765,000





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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

• No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

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