





40, Shirlowe Lane, Shirlowe, Telford, TF6 6LX
Offers In Excess Of £250,000

Offered for sale with no upward chain, the property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and beautiful open views. The accommodation briefly comprises: entrance hall, living room, dining room, kitchen, utility, cloakroom, three bedrooms and family bathroom. Driveway, garage and enclosed generous gardens.



Situated on the outskirts of the village of High Ercall, the property is conveniently located within easy travelling distance of both Shrewsbury and Telford. High Ercall is served by a primary school, village Shop, Church and Village Hall. The village also has a popular Tennis Club and there are a variety of clubs operating from the Village Hall with something to suit all ages.

Entrance Hall

With tiled flooring and doors to both reception rooms.

Living Room

With quarry tiled flooring, dual aspect with windows to front and rear, open fire set on a tiled hearth and surround.

Dining Room

With parquet flooring, window to front and tiled fire surround with space for electric fire.

Kitchen

With quarry tiled flooring, window to rear and Belfast sink set into base units. Door leading to Pantry. Door leading into

Utility

With window and door to rear.

Cloakroom

Fitted with Wc.

Stairs rise from Entrance Hall to First Floor Landing with window to rear.

Bedroom

With window to front providing beautiful open outlooks.

Bedroom

With window providing beautiful open outlooks and fitted wardrobes.

Bedroom

With window to rear providing beautiful open outlooks.

Bathroom

Fitted with panelled bath, wash hand basin and Wc. Airing cupboard.

Outside

Set on a generous plot, the property is approached from the roadside via a metal gate leading to Driveway and Detached Garage. The garage has up and over door and side service door. The front gardens are mainly laid to lawn with mature shrub borders and pathway leading to Front door. To the side of the property there is an outhouse and coal store. The rear garden is also mainly laid to lawn and is bordered by open fields to the rear.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 17 Mbps & Superfast 58 Mbps. Mobile Service: Good outdoors. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquiries.

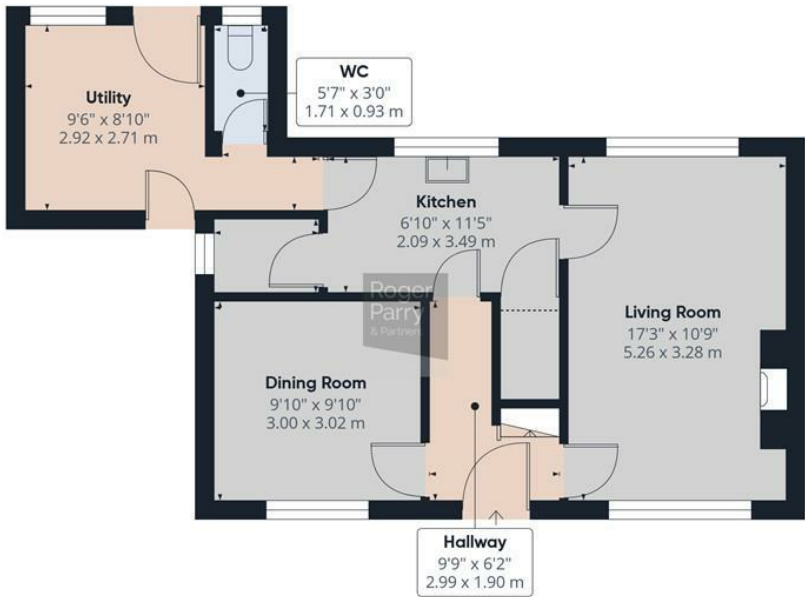
SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

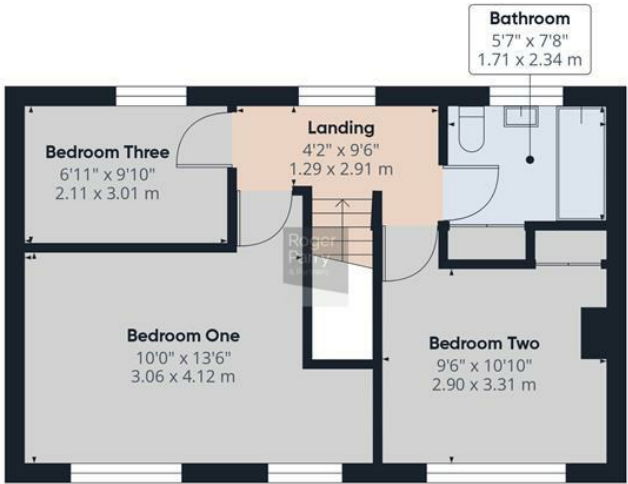
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾
996 ft²
92.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority: Telford & Wrekin

Council Tax Band: B

EPC Rating: G

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.