



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

## 3 BEDROOM SEMI-DETACHED FOR SALE - £210,000

ST MICHAELS WAY, CHILDS ERCALL, MARKET DRAYTON, SHROPSHIRE, TF9 2DE



### KEY FEATURES

• 3 BEDROOM SEMI-DETACHED HOUSE • CORNER PLOT WITH AMPLE OFF-ROAD PARKING • SPACIOUS LOUNGE • MODERN FITTED KITCHEN • GYM • STYLISH BATHROOM • CENTRAL HEATING AND DOUBLE GLAZING • VILLAGE LOCATION



## DESCRIPTION

Austin & Roe are pleased to offer For Sale this Three Bedroom Semi-Detached property on corner plot with ample off road parking of gravel driveway in the popular village of Childs Ercol close to Market Drayton.

All the interior doors have been replaced, a new kitchen and bathroom have been fitted.

The property comprises a Porch, Entrance Hall, Lounge, Kitchen/Diner, Guest Cloakroom and Gym on the Ground Floor; on the First Floor is the Landing, Three Bedrooms and Family Bathroom. The property benefits from coal fired central heating (back boiler) and double glazing.

The property has a large front garden with raised lawn and a gravel driveway offering off-road parking for numerous vehicles, to the rear is a fully enclosed garden with paved, shale and decked areas for alfresco dining and outdoor entertaining.

Council Tax Band A  
Mains Electric  
Mains Water  
Coal Fired Central Heating  
Broadband FTC  
Mobile coverage

You can view the virtual tour for this lovely property on our website, rightmove or by typing the following link into your subject bar:-

<https://my.360picture.uk/tour/17-saint-michaels-way>

## LOCATION

A Semi-Rural village location

## GROUND FLOOR

**Porch** - The property is approached from a gravel drive to the attractive wooden storm Porch having pitch roof, dwarf walls to each side and paved flooring.

**Entrance Hall** - 11' 0" x 6' 0" (3.36m x 1.84m) Access to the property is through a glazed composite dark grey door into a welcoming Entrance Hall, with pale grey decor, a white ceiling with central pendant light fitting, a wall mounted central heating radiator, wooden architrave, skirtings and wooden flooring. There are wooden doors opening into the lounge and kitchen and stairs rising to the floor above.

**Lounge** - 12' 8" x 12' 7" (3.88m x 3.84m) The spacious Lounge has pale grey decor with a contrast contemporary wall covering on one wall, a white ceiling with a central pendant light fitting, a double glazed window to the front aspect, a stone feature fireplace with back boiler having wooden mantle and tiled hearth, a wooden fitted shelving unit with TV connection and wooden flooring.

**Kitchen/Diner** - 16' 0" x 9' 6" (4.9m x 2.91m) The modern Kitchen/Diner has grey decor with brick style ceramic splash back tiling, a white ceiling with recessed spotlights, dual double glazed windows to the rear aspect, a wall mounted central heating radiator, TV connection, built-in storage cupboard and wooden flooring. There is a selection of full height wall and base units in dark blue with wooden countertops inset with a composite grey one-and-a-half bowl sink, drainer and chrome dual lever mixer tap, a black glass induction hob with oven below and stainless steel cooker extractor hood and



## STONE

Granville Square, 75A High Street, Stone, Staffordshire, ST15 8AE

T: 01785 338 570  
E: [sales@austinandroe.co.uk](mailto:sales@austinandroe.co.uk) | [lettings@austinandroe.co.uk](mailto:lettings@austinandroe.co.uk)  
W: [www.austinandroe.co.uk](http://www.austinandroe.co.uk)

integrated appliances. there is ample room for a table and chairs. There are doors giving access to the guest cloakroom and gym.

**Guest Cloakroom - 4' 10" x 2' 6" (1.48m x 0.78m)** The Guest Cloakroom has white decor, a white ceiling with central light fitting, a double glazed window to the rear aspect and wooden flooring. The white sanitary ware comprises a wall mounted wash hand basin having porcelain splash back and low-level close coupled WC with push buttons flush.

**Gym - 10' 7" x 10' 4" (3.23m x 3.17m)** The outhouse has been converted into a Gym but could easily be used as a dining room or playroom with three grey plastered and painted grey walls and an exposed brick wall, has a white ceiling with recessed spotlights, dual double glazed windows to the rear aspect and grey wood effect laminate flooring. There are exterior doors opening onto the front and rear aspects.

FIRST FLOOR

**Stairs & Landing - 8' 5" x 6' 0" (2.59m x 1.85m)** The Stairs rise to the Landing above having pale grey decor, a white ceiling with pendant light fitting and loft hatch giving access to the roof space, wooden balustrade, a double glazed window to the side aspect and grey fitted carpet. There are doors opening into the three bedrooms and family bathroom.

**Bedroom 1 - 11' 5" x 9' 5" (3.49m x 2.88m)** The First Bedroom has white and pastel decor with a contrast call covering, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, fitted shelving and grey fitted carpet.

**Bedroom 2 - 12' 8" x 9' 11" (3.88m x 3.03m)** The second Bedroom has grey decor with contrast wall covering, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below, a open clothes storage unit, TV connection point and dark grey fitted carpet.

**Bedroom 3 - 8' 8" x 7' 8" (2.66m x 2.37m)** The Third Bedroom has white decor, a white ceiling with central pendant light fitting, a double glazed window to the side aspect, a wall mounted central heating radiator, fitted shelving and rail, a built-in storage cupboard and grey fitted carpet.

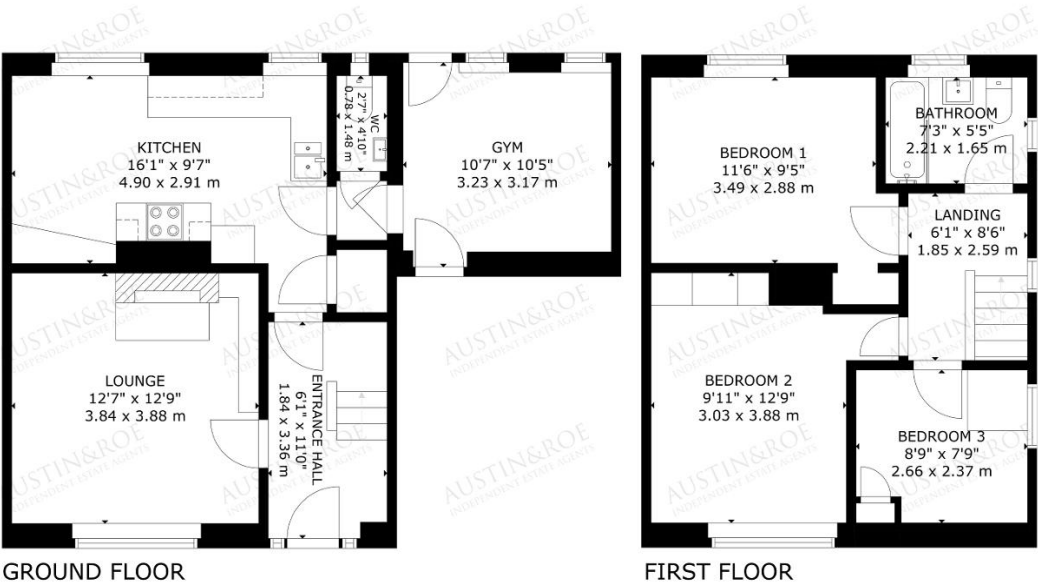
**Family Bathroom - 7' 3" x 5' 4" (2.21m x 1.65m)** The stylish Family Bathroom has grey ceramic tiling in the bathing and behind the sanitary ware and a turquoise contras wall, a white ceiling with recessed lighting, dual aspect double glazed window with obscured glass to the side and rear and grey wood effect laminate flooring. The white bathroom suite comprise a bath with chrome dual lever mixer taps, a shower above having glass shower screen, a pedestal wash hand basin with chrome single mixer tap, a low-level close coupled WC with a push button flush and a chrome wall mounted heated towel rail/raditor.

EXTERIOR

**Outside Areas -** The property is on a good sized corner plot with ample parking for numerous vehicles, the gravel driveway extends around the front garden and to the side is a decked area, wooden bin store and double plates. The garden has a raised lawn with shale bed close to the front entrance, has hedging to onside and is surrounded by well maintained wooden fencing. The fully enclosed rear garden has a shale area and paved area closest to the house a garden laid to lawn with a decked area for alfresco dining and outdoor entertaining and the entire garden is surrounded by hedging.







GROSS INTERNAL AREA  
TOTAL: 96 m<sup>2</sup>/1,037 sq ft  
GROUND FLOOR: 54 m<sup>2</sup>/585 sq ft, FIRST FLOOR: 42 m<sup>2</sup>/455 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

