



**51 Talbot Fields, High Ercall, Telford TF6 6LY**

3 bedroom detached house—£300,000 Freehold

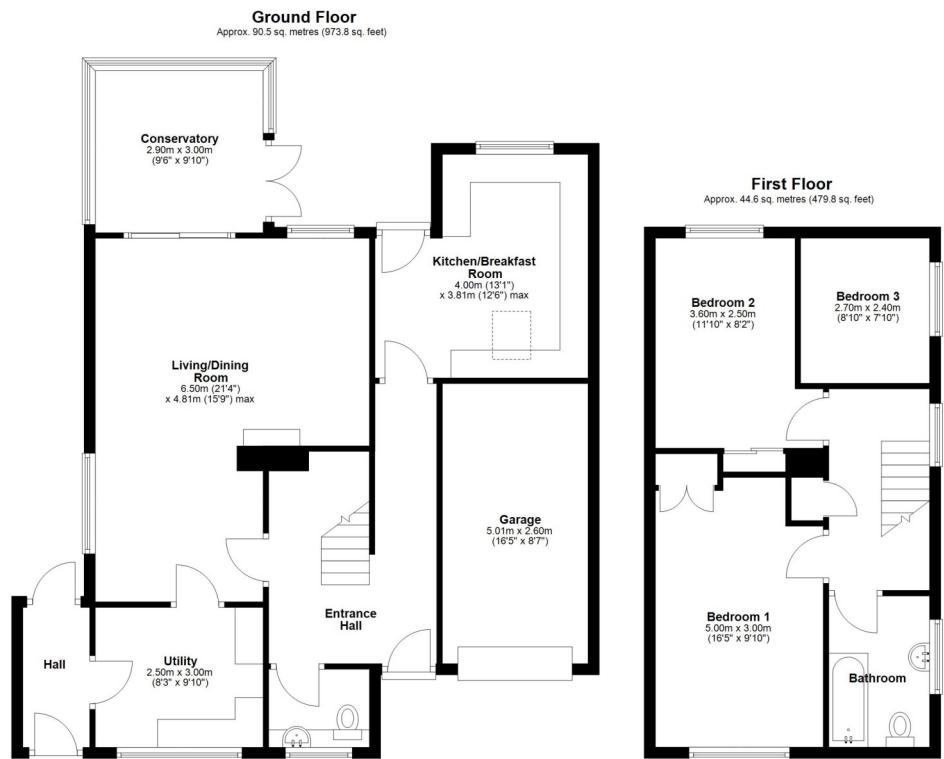
£300,000 Freehold—3 bedroom detached house

sales@cgpooks.co.uk

**Occupying a lovely position within a quiet cul-de-sac adjoining open fields, this neatly presented and extended detached house offers well-proportioned and versatile accommodation, while benefitting from a private rear garden, driveway parking and garage, as well as stunning views over surrounding countryside and The Wrekin.**

## KEY FEATURES

- Good sized entrance hall with cloakroom and staircase to landing
- Open plan living/dining room with windows to two elevations, feature fireplace and glazed doors onto the conservatory
- Extended fitted kitchen, complete with fully integrated appliances, velux roof light and part glazed door to rear
- Separate practical utility on the ground floor with access to a side hall, which connects to both the garden and driveway
- On the first floor are three generous bedrooms, two of which have built in storage, and a family bathroom with shower
- Large uPVC double glazed windows allowing plenty of natural light, and gas fired central heating via a modern combi boiler
- Private rear garden, paved for easy maintenance, with a selection of plant and shrubs, adjoining beautiful open fields and countryside
- Driveway to front providing plenty of parking and access to the single garage
- Situated within a quiet cul-de-sac, just a short distance from the local primary school, village store and easily accessible road links and bus routes to both Telford and Shrewsbury
- Sold with no upward chain











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Cooper Green Pooks

3 Barker Street

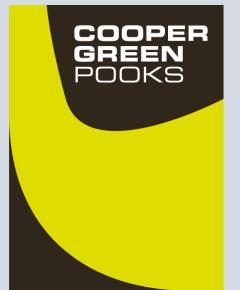
Shrewsbury

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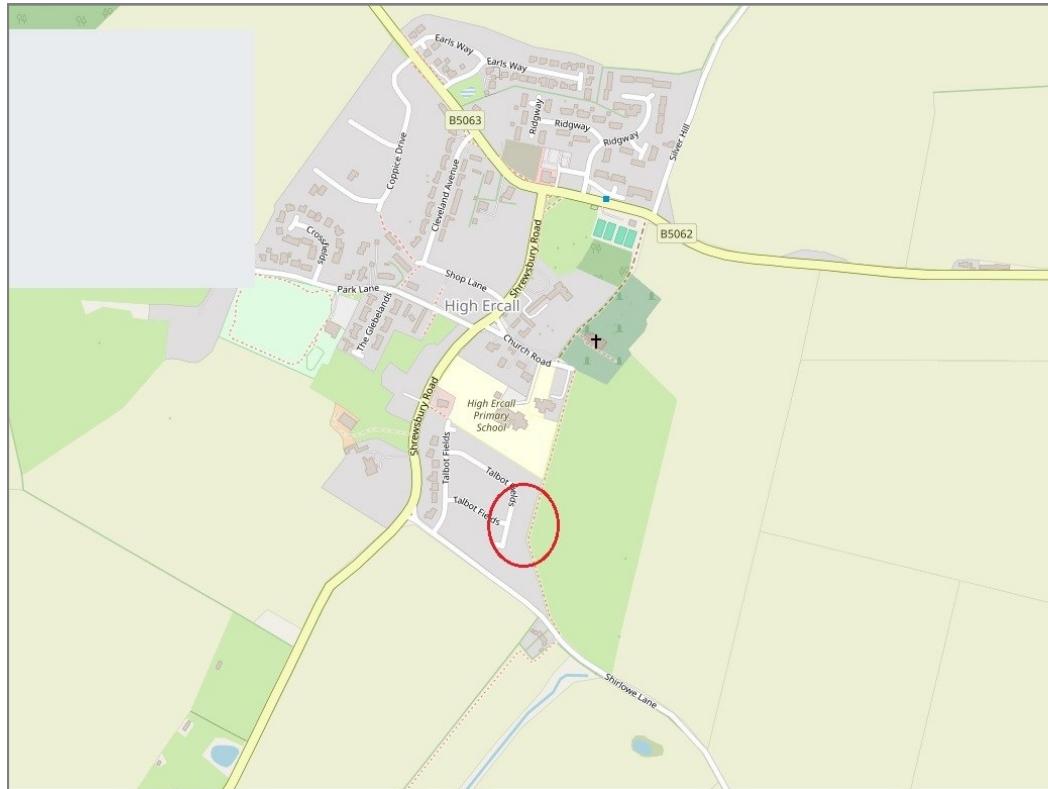
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Telford and Wrekin Council
Council Tax	Band C
EPC Band	TBC
Services	All mains services are connected

 **expert** mortgage advice available

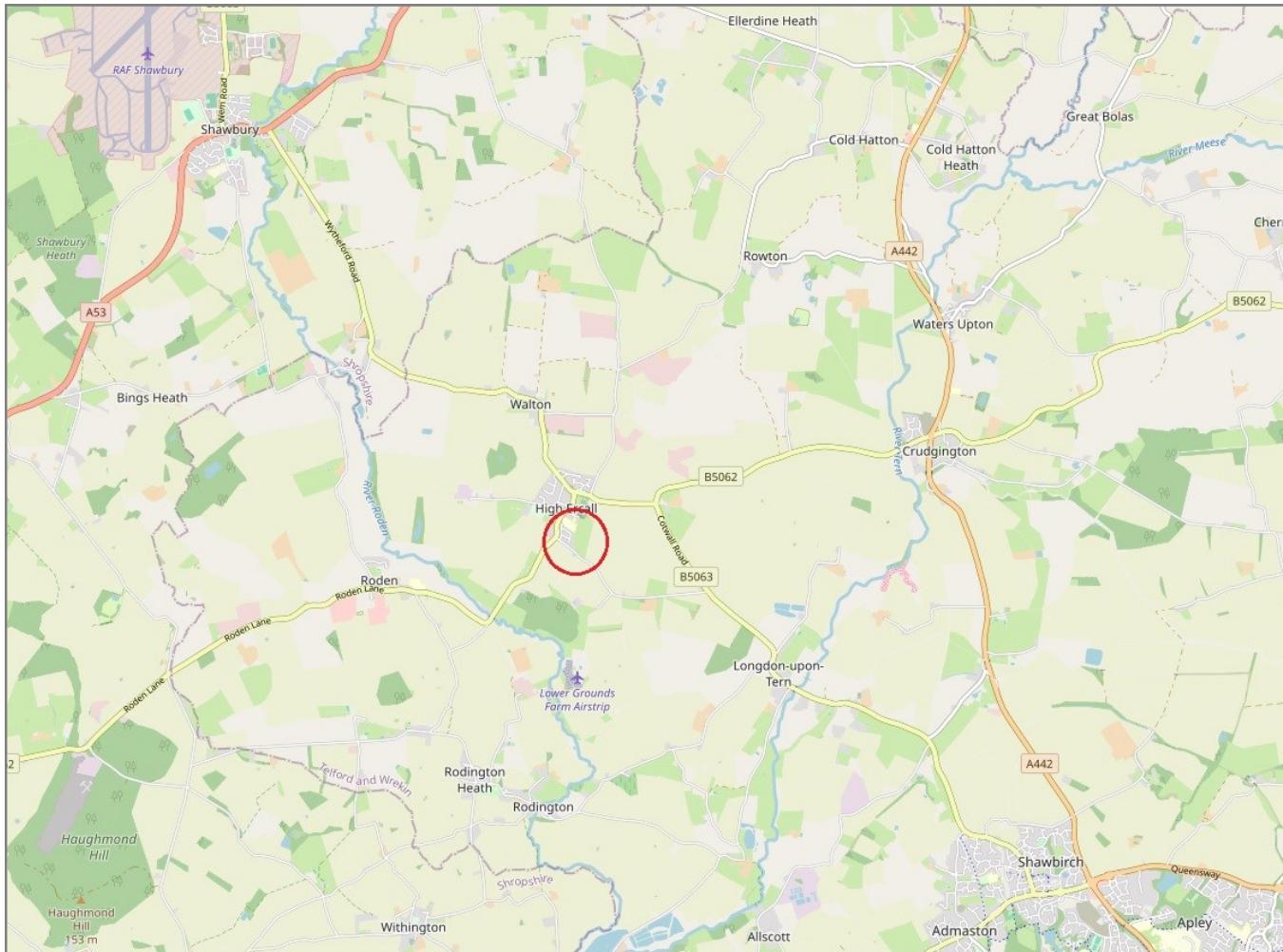
3 Barker St, Shrewsbury SY1 1QF  
**Cooper Green Pooks**  
**01743 276666**

Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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