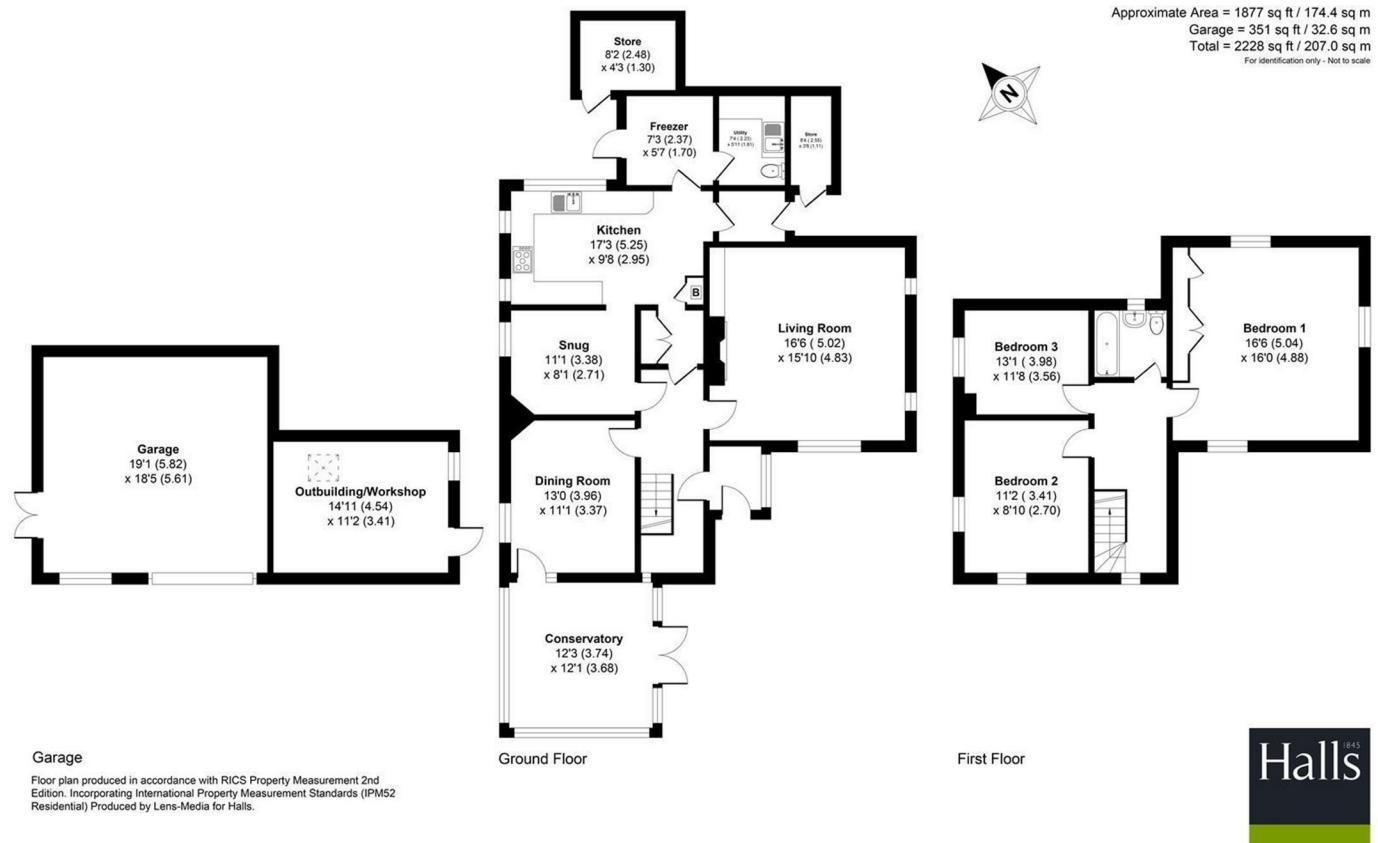


FOR SALE

Fairview High Ercall, Telford, TF6 6AE

Halls<sup>1845</sup>



FOR SALE

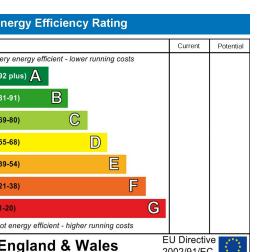
Offers in the region of £450,000

Fairview High Ercall, Telford, TF6 6AE

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

#### Energy Performance Rating



A tastefully updated period detached cottage, set within approximately a third of an acre of beautifully landscaped gardens. Featuring three reception rooms, a refitted kitchen, three bedrooms, and a generous garage and workshop, this home combines character features with modern updates. Multiple outdoor seating areas and well-planned gardens make this a particularly attractive family home in a highly sought-after village location.

Halls<sup>1845</sup>

01952 971800

**Telford Sales**  
32 Market Street, Wellington, Telford, TF1 1DT  
E: telford@halls gb.com



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- **Plot size of approx. 1/3 acre**
- **Three Double Bedrooms**
- **Detached Period Property**
- **Desirable Village Location**
- **Three Reception Rooms**
- **Spacious Accommodation**

#### DESCRIPTION

Approached via double gates onto a gravelled driveway and turning area, Fair View sits within mature, well-tended gardens featuring shaped borders, lawned areas, a feature pond, and a slate rockery with inset shrubs. A gravelled and slabbed path leads to the single-glazed entrance porch, while a gate provides access to the enclosed rear courtyard.

The cottage retains a wealth of period character, including beams and latch doors, while being tastefully modernised by the current owners. The accommodation flows well, with three reception rooms accessed from the central entrance hall.

The lounge, to the right, is a light and airy space with a dual aspect, a feature inglenook fireplace with tiled hearth, display niches, and a wood-burning stove. To the left, the dining room overlooks the gardens to the side and opens into a conservatory with delightful views over the front lawn. The snug, also off to the left, connects to the kitchen via an archway.

The kitchen has been refitted with a range of white high-gloss units, complementary work surfaces, and a built-in 1.5 range-style cooker. An inner lobby provides access to a double pantry-style cupboard, while a door leads to a freezer room with appliance space and outside access. A utility/toilet room with WC, work surfaces, and cupboards is also accessed from the kitchen, alongside a rear lobby leading to the enclosed courtyard with a small brick-built storage cupboard.

Externally, the gardens extend to approximately one-third of an acre and are divided into multiple sections, including lawned areas, an artificial lawn, a soft fruit garden, and a log store. Numerous seating areas allow enjoyment of the sun throughout the day. A spacious garage and workshop complete the plot, offering excellent storage and practical space.

#### LOCATION

Fair View is located in the sought-after village of High Ercall, Telford, providing a peaceful, semi-rural setting while remaining well connected. The property is within easy reach of Telford town centre and enjoys convenient access to the M54 and A5 for travel across Shropshire and into Staffordshire. Local amenities include shops, village facilities, and recreational spaces, while highly regarded schools such as Haberdashers' Adams School (Newport, boys), Newport Girls' High School, and Burton Borough School are within a short drive, making this an ideal location for families. The surrounding countryside offers extensive walking and outdoor opportunities, combining village charm with practical convenience.

#### ROOMS

##### GROUND FLOOR

##### LOUNGE

16'6 x 15'10

##### DINING ROOM

13'0 x 11'1

##### CONSERVATORY

12'3 x 12'1

##### KITCHEN

17'3 x 9'8

##### FIRST FLOOR

##### BEDROOM ONE

16'6 x 16'0

##### BEDROOM TWO

11'2 x 8'10

##### BEDROOM THREE

13'1 x 11'8

##### BATHROOM

##### EXTERNAL



3 Reception  
Room/s



3 Bedroom/s



2 Bath/Shower  
Room/s



#### GARAGE STORE

19'1 x 18'5

#### LOCAL AUTHORITY

Telford & Wrekin

#### COUNCIL TAX BAND

Council Tax Band: D

#### POSSESSION AND TENURE

Freehold with vacant possession on completion.

#### VIEWINGS

Strictly by appointment with the selling agent.

#### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.