



## 4 Churchfield Road, Eccleshall

£325,000 Freehold



A charming location, nestled in the heart of Eccleshall. this home offers the perfect blend of small-town charm and modern convenience, with easy access to local amenities and commuter links. • With four generous bedrooms, a large living room, and a welcoming entrance hallway, this home provides ample space for comfortable family living. • The lovely garden features a patio and grass area, offering a private and serene outdoor space for relaxation and entertaining. • This home is empty and ready for immediate occupancy, complete with double-glazed windows throughout, ensuring a comfortable and energy-efficient living environment. • With its solid structure and well-designed layout, this property holds great potential for customisation, allowing you to create your dream family home.



Find your sanctuary on Churchfield Road, where every home feels like a blessed retreat! This four-bed detached home, located in the heart of Eccleshall, holds divine potential to become your next family haven. Arrive to a heavenly driveway fit for two cars, bordered by a quaint front garden with a charming hedge and small lawn. Step through the front door into a welcoming entrance hallway, introduced by a graceful staircase with handy under-stair storage. To the right, enter the spacious living room, featuring a large bay window, built-in fireplace, and French doors that open to a lovely garden. The kitchen, paired with a practical utility room, includes wood-effect cabinets, laminate worktops, and a stainless steel sink with a single tap. Off the utility room, find a door to the garden, a downstairs cloakroom, and access to the connecting garage. Ascend to the upstairs, where four spacious bedrooms await, each with large windows that let in an abundance of natural light. The master bedroom is generously sized and includes a built-in storage cupboard. The bathroom, with a bath and overhead shower, is tiled from floor to ceiling and features a wood-effect floor. The landing and all bedrooms are carpeted for added comfort. The garden is a peaceful retreat with a lovely patio and grass area, providing prime privacy from surrounding neighbours. This home is empty, ready to move into, and fitted with double-glazed windows throughout. Location is divine with this property, just a short walk away from Eccleshall town centre, offering great amenities and commuter links. This home is the perfect family sanctuary with boundless potential. Make it yours today and give us a call to book a viewing!

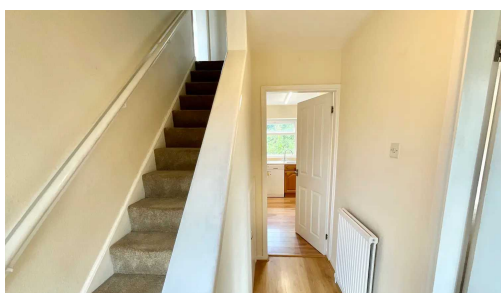


A heavenly 4-bed detached home in Eccleshall. Divine driveway for 2 cars, front garden with hedge, spacious living room, large bay window, kitchen with utility room, 4 bedrooms, tiled bathroom, peaceful garden, double-glazed. Close to town centre. Ready to move in! Ideal family sanctuary. Council Tax band: D

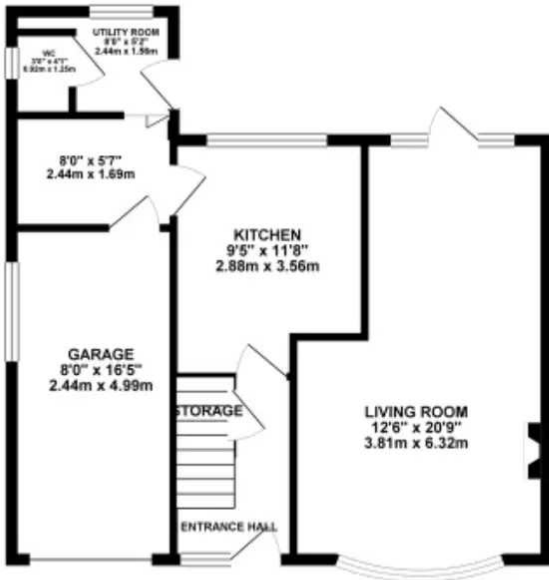
Tenure: Freehold

EPC Energy Efficiency Rating: D

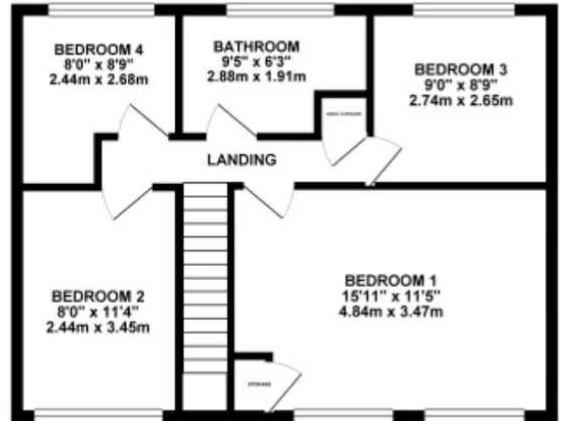
EPC Environmental Impact Rating: E



GROUND FLOOR 603.11 sq. ft.  
( 56.03 sq. m. )

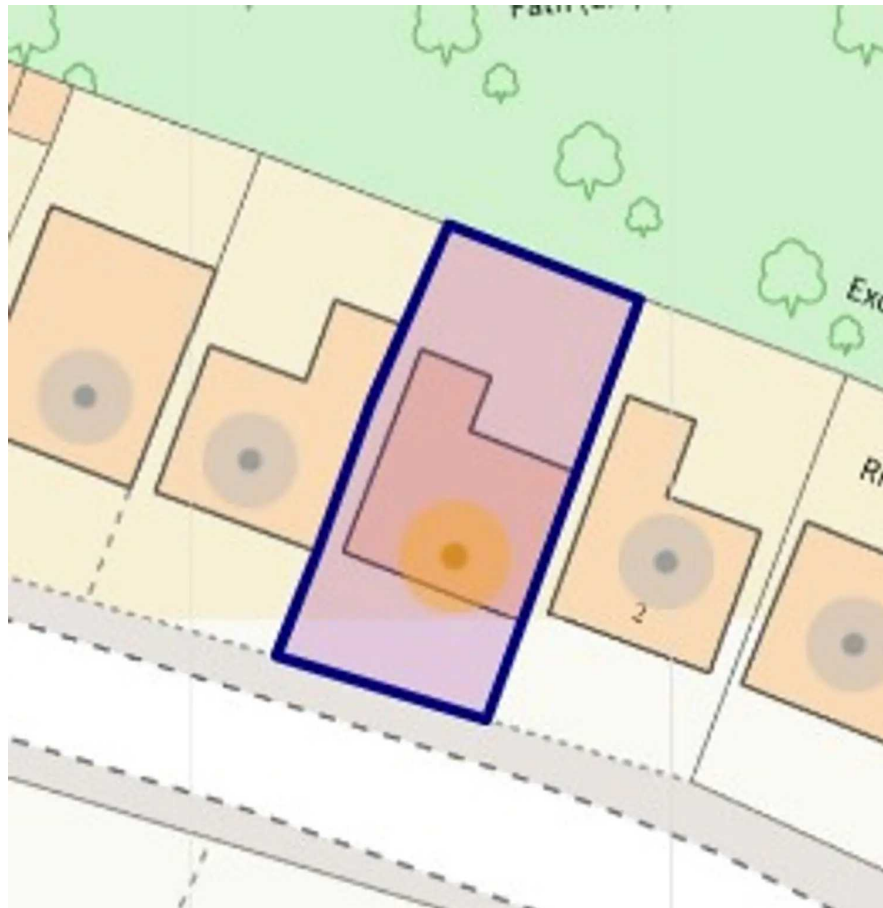


1ST FLOOR 531.47 sq. ft.  
( 49.38 sq. m. )



TOTAL FLOOR AREA : 1134.58 sq. ft. ( 105.41 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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