



Helping *you* move



22B Waters Upton, Nr. Telford

An attractive Four Bedroom Detached House benefits from two reception rooms and excellent driveway parking. The property is situated in a favoured, sought after Village location with a local shop and convenient for the local Primary School.

Offers in the Region of

£430,000

22B Waters Upton, Nr. Telford, Shropshire, TF6 6NP.

Overview

- Well presented Detached House
- Lounge, Dining Room
- Spacious Kitchen
- Utility Room, Cloakroom
- Main Bedroom with En-suite
- Three additional Bedrooms
- Bathroom
- Gardens to Front & Rear
- Driveway Parking
- Gas CH, Double Glazing
- EPC C, Council Tax E



Location

The property is within the sought after village of Waters Upton, being served by a local Shop and Post Office. Crudgington Primary School is approximately 1/2 mile distant, easily accessible by walking or transport, a bus runs through the village for Charlton Secondary School and the new rural bus route linking Newport to Shrewsbury runs through Waters Upton and neighbouring Villages. The property is conveniently located for access to Wellington, Telford, Newport, Market Drayton and Shrewsbury which all offer a wide range of facilities. The village is also conveniently situated within a short distance of the A41 providing access to the West Midlands road network, in particular the M6 to the North and M54 to the South.

Brief Description

This attractive property is approached through an over-head canopy storm porch which provides access at the side into the spacious Entrance Hall with window to the front, stairs to the first floor and Cloakroom off with two piece suite. The Lounge, located to the left, has a dual aspect to the front and rear with French doors providing access into the garden, attractive fireplace with gas fire. The Dining Room is off to the right with a window to the front and archway providing access into the Kitchen which offers a good range of drawers, base and wall mounted units with complementary working surfaces, integrated pull-out pantry unit, dishwasher, five ring gas hob and eye-level double oven; recess ideal for an American style fridge / freezer. A door provides access into the Hall and second door into the Utility Room which again has base and wall mounted units, space for two appliances, return door to Hall and door leading into the garden.



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Stairs ascend to the spacious first floor Landing - Bedroom One overlooks the rear garden and has access into the En-suite with white three piece suite. There are three additional Bedrooms, two overlooking the front and one to the rear. The Bathroom has a white three piece suite. The property benefits from gas central heating and double glazing.

Externally, the property is approached over a gravelled driveway with additional block paved parking space; lawned garden and open style two bar fencing. Side access leads into the rear garden which is predominantly laid to lawn with timber fencing to the boundary and additional tree / hedge screening to the rear.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession on completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band E

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

Proceed along the A442 towards Crudgington and as you approach the Crossroads carry on straight through until you reach the Village of Waters Upton - turn right just after the local shop and the property will be found a short way along on your left hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE36511.300924

AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

FLOOR PLAN

All measurements quoted are approximate:

EPC

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

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Email: wellington@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.