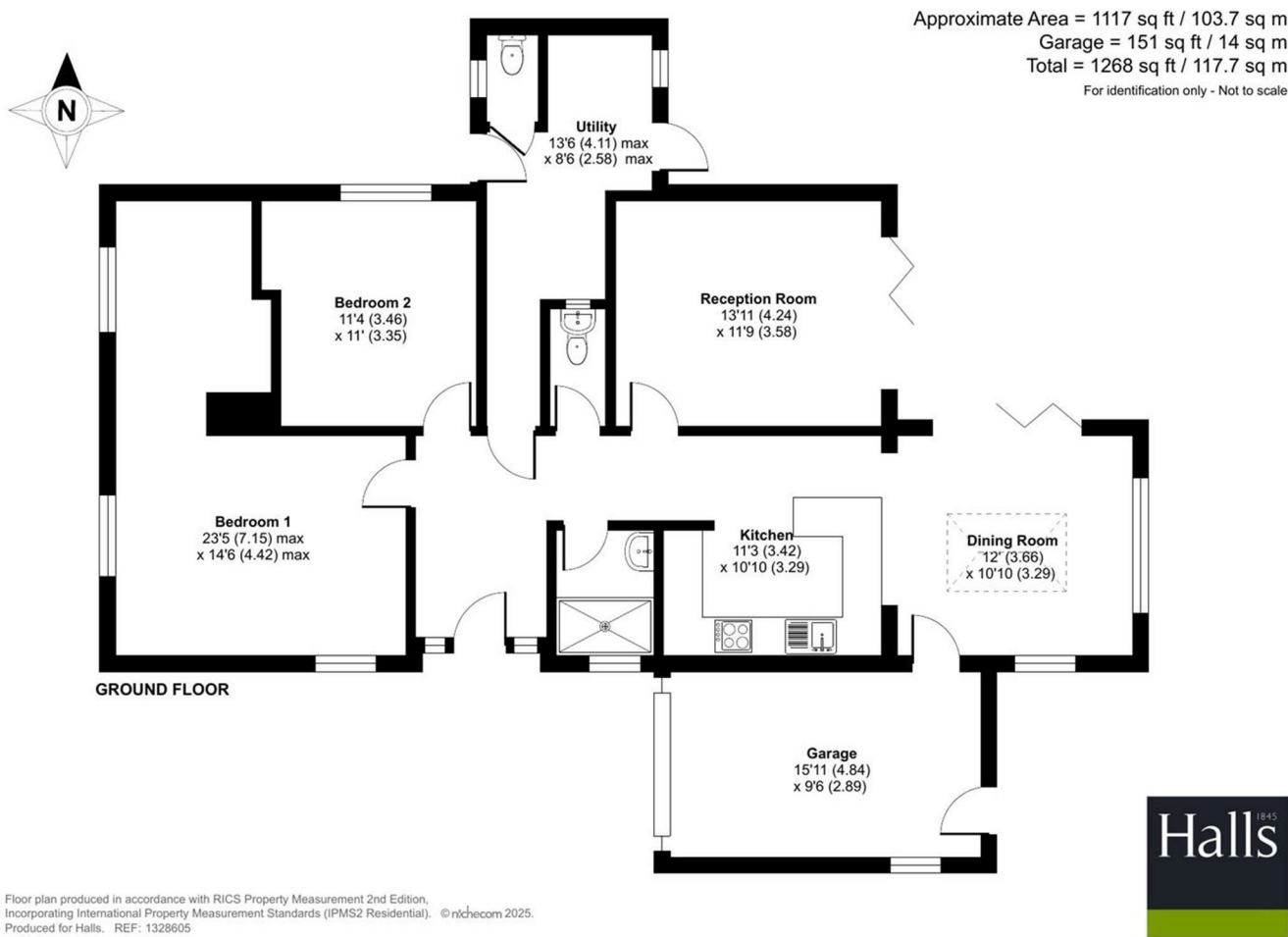


FOR SALE

Chez Nous, Waters Upton, Telford, TF6 6NP



FOR SALE

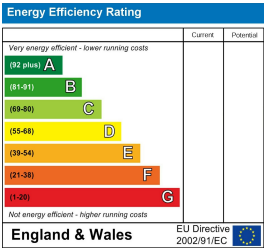
Offers in the region of £365,000

Chez Nous, Waters Upton, Telford, TF6 6NP

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 beautifully presented and attractively extended detached bungalow, providing a superb and spacious living environment, set with garaging and delightful large gardens in this convenient and popular location.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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MILEAGES: Telford 9.2 miles, Shrewsbury 12.8 miles. All mileages are approximate.



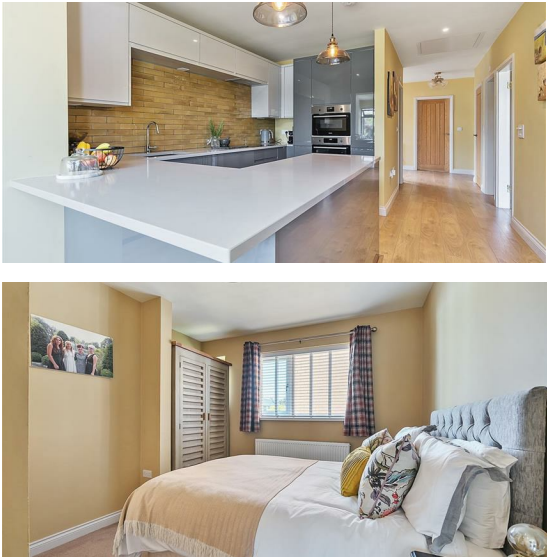
2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Popular residential location
- Impressively extended accommodation
- Beautifully presented and appointed
- Generous driveway parking and garaging
- Feature large gardens
- Excellent access to road links

DIRECTIONS
From Shrewsbury, head out along the B5062, passing through the village of Roden. On arrival at High Ercall turn right at the junction and continue for a distance, taking the left turn at the next roundabout signposted Crudgington. Continue along and on arriving at Crudgington, take the A442 towards Waters Upton. Proceed into the village and on passing The Lion Inn Restaurant on the right hand side, take the right turn signposted Great Bolas and Childs Ercall and after a short distance, Chez Nous will be identified on the right hand side.

SITUATION
Waters Upton is a charming village, featuring a local shop and post office and a popular Indian restaurant/pub. The village offer convenient access to the nearby market towns of Newport and Wellington, aswell as excellent commuters links to Telford, Shrewsbury and the M54 motorway. Crudgington primary school is close by, while Newport and Wellington are known for their highly regarded schools and also provides a variety of independent shops, supermarkets and restaurants.

DESCRIPTION
Chez Nous is a beautifully presented and impressively extended detached bungalow, which will no doubt create excellent market appeal. A generous reception hall leads through to a feature open plan kitchen diner, which contains a modern range of units and quality appliances with a dining area benefitting from bi-folding doors out to the gardens. In addition, the separate living room has a striking log burning stove, together with bi-folding doors out to a sun terrace entertaining area and gardens. There are two spacious double bedrooms, the principal of which also provides a useful walk-in dressing room. The bedrooms are served by the wet room, with the utility room and guest WC completing the accommodation. Outside, a gated entrance leads onto a driveway parking area, which in turn gives access to the attached garaging. The gardens are positioned to both the front and rear and are especially generous in size, offering generous flowing lawns, patio seating areas and abundantly stocked shrubbery beds and borders.

ACCOMMODATION
Storm porch with panelled part glazed entrance door leading into:-

ENTRANCE HALL
With access to loft space and extends through to:-

FEATURE OPEN PLAN KITCHEN DINER
KITCHEN AREA
With ceiling downlighters and providing an extensive range of soft close eye and base level units comprising cupboards and drawers with extensive Quartz work surface area over and incorporating a sink unit with inset Quartz drainer and mixer tap over, integral Zanussi microwave combination over and additional electric oven and grill with four ring AEG induction hob unit, integral dishwasher, integral fridge. Wall mounted contemporary tall radiator.

DINING AREA
With lantern roof, picture windows and feature bi-folding doors leading out onto the rear sun terrace and delightful gardens, access door to garage.

LIVING ROOM
With log burner set on granite hearth and bi-folding doors to rear sun terrace.

GUEST WC
With low level WC with hidden cistern and wash hand basin over with mixer tap. Extractor fan.

UTILITY/REAR LOBBY
With space and plumbing for washing machine, stainless steel twin bowl sink unit. Wall mounted Baxi gas fired central heating boiler, panelled part glazed access doors to front and rear and door to:-

GARDEN WC
With low level WC.

BEDROOM ONE
Dual aspect windows and archway through to spacious dressing room.

BEDROOM TWO
With built in storage cupboard.

WET ROOM
Providing a suite comprising shower area with majority tiled walls, free hanging wash hand basin, wall mounted heated towel rail and extractor fan.

OUTSIDE
The property is approached through ornamental iron gates onto a generous tarmacadam driveway which provides ample parking, whilst also giving access to the attached garage and pedestrian access to the front and side of the property.

GARAGE
With panelled entrance door which can be utilised as a pair and as a pedestrian door, power and light points and part glazed door to rear.

THE GARDENS
The bungalow is attractively set within its plot, offering extensive lawned gardens to the front with low maintenance shrubbery beds and borders. The rear gardens are especially generous in size and offer a lovely Indian sandstone sun terrace entertaining area together with generous flowing lawns, gravelled seating areas with large beds which could be utilised for a number of purposes and allow all gardens enthusiasts an excellent opportunity to introduce their own ideas. Timber and felt storage shed, greenhouse. External cold water tap.

GENERAL REMARKS

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.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX
The property shows as Council Tax band 'C' on the Telford and Wrekin Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.