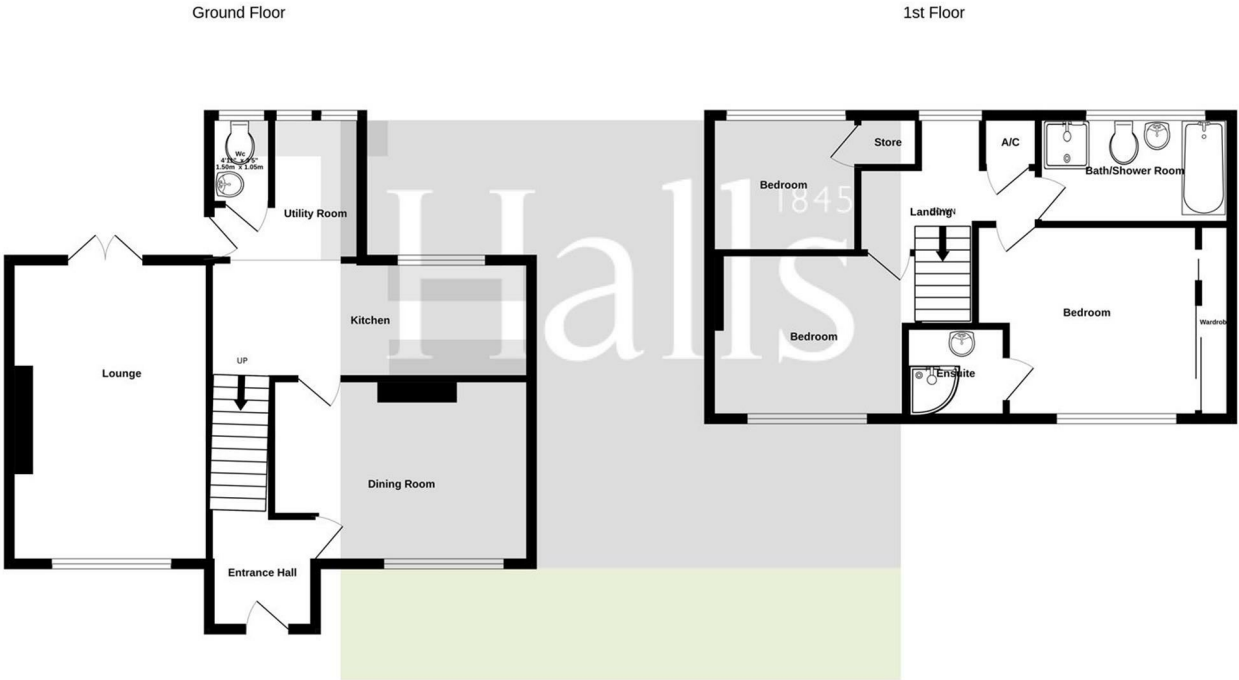


FOR SALE

1 Quarry View, Waters Upton, Telford, TF6 6NU



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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FOR SALE

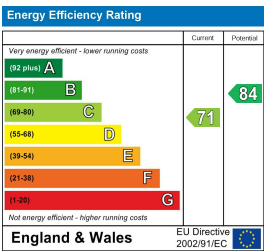
Offers in the region of £283,000

1 Quarry View, Waters Upton, Telford, TF6 6NU

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



This three bedroom property is positioned within the sought after area of Waters Upton. The present owners have presented their home to a high standard and accommodation throughout is spacious and well proportioned resulting in an immaculate family home.



01952 971800

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



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2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- NO ONWARD CHAIN
- Well Presented Throughout.
- Close to Local Amenities.
- Immaculate Garden.
- Spacious Accommodation.
- Total ft² - 1076.00

DESCRIPTION
This well-presented home features a bright entrance hall leading to a spacious dual-aspect sitting room with French doors opening onto the rear garden patio and a central alcove with provision for an electric fire. The dining room benefits from a large picture window and connects to a modern kitchen equipped with integrated gas hob, electric oven, dishwasher, fridge, and freezer, plus a useful under-stairs cupboard. A separate laundry/boot room includes garden access, additional units, plumbing for laundry appliances, and a guest cloakroom.

Upstairs, the main bedroom offers a front aspect and en-suite shower room. There are two further bedrooms (a double and a single) and a family bathroom with both bath and separate shower. Additional features include an insulated loft, a garden-facing landing window for natural light, and provision for on-road parking.

LOCATION
Waters Upton village is conveniently situated close to the A442 commuter link to the Telford, M54 and M6 and B5062 to Shrewsbury. The village has a convenience store, Red Lion pub/Indian restaurant, highly regarded Morgans Butchers and nearby is Crudgington Primary School. The market towns of Newport and Wellington have a variety of independent shops and supermarkets.

DIRECTIONS
From our office on Market Street in Wellington, turn right onto Bridge Road. In 0.2 miles take the third exit at the roundabout onto Vineyard Road. Stay on this road for 0.3 miles before turning left onto King Street. In 0.3 miles, turn right onto Apley Avenue. In a further 0.3 miles take the first exit at the roundabout onto Whitchurch Drive. Stay on this road for 0.8 miles before taking the second exit at the roundabout onto the A442. In 3.1 miles take the second exit again at the roundabout, staying on the A442. Turn right in 0.6 miles and right where you will find the property on your right in approximately 130 yards.

ROOMS
GROUND FLOOR
LOUNGE
11'1" x 16'8"

DINING ROOM
14'7" x 10'5"
KITCHEN
18'0" x 6'0"
UTILITY
6'0" x 7'11"
FIRST FLOOR
BEDROOM ONE
12'5" x 10'6"
BEDROOM TWO
11'3" x 8'11"
BEDROOM THREE
8'3" x 7'7"
BATHROOM
10'9" x 6'0"
EXTERNAL
GARDEN
LOCAL AUTHORITY
Telford and Wrekin Council.

COUNCIL TAX BAND
Council Tax Band: C
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.