



**Estate Agents
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9A Hillside, Lilleshall, Newport, TF10 9HG
Offers In The Region Of £925,000



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An exceptional, individually designed four bedroomed detached house currently under construction, occupying a superb position with far reaching views over the surrounding countryside. Located on Hillside, a quiet village lane, the property offers bright and spacious living accommodation on two floors with a detached two storey double garage including a first floor storage area (having potential for conversion to a self-contained annex subject to consents/approvals).

The house is being built to be energy efficient having uPVC double glazed sealed units and heating via an electric air source heat pump serving an under floor heating system downstairs and radiators throughout the first floor.

An early inspection is highly recommended

Lilleshall is a village with a thriving community, central to the village is the Parish Church of St Michael and All Angels, a village hall, cricket club, tennis courts and primary school, which has a good OFSTED report. There are an extensive number of active clubs and societies within the village, and a public house, the Red House, which has become very popular with diners. Lilleshall is situated approximately two miles from the market town of Newport, with its abundance of amenities, including a popular twice weekly market, three supermarkets, library, leisure centre and a range of both independent and 'chain' shops. There are schools of high repute in Newport along with bus services to Telford (10 miles) and Stafford (16 miles), where an even wider range of shops, leisure facilities and mainline rail stations are available.

In more detail the accommodation comprises:-

Bespoke front door and double glazed side screen under a tiled Porch leading to the

Hallway

having useful understairs store housing control units for the underfloor heating and

Cloakroom/W.C.

with wash hand basin and close coupled W.C.

Door into

Study

12'5" x 9'0" (3.80 x 2.76)

having front aspect double glazed window.

Living Room

16'6" x 12'5" (5.03 x 3.80)

with contemporary brick fireplace recess and log burner.

Sun Room / Dining Area

22'11" x 8'10" (7.00 x 2.70)

having a central glazed lantern and rear / side double glazed aspects, with double doors opening to the rear garden.

Dining Kitchen

24'2" x 12'6" (7.38 x 3.82)

being a stunning feature of the property, designed to be an integral part of family life, being open plan to the Dining Area and Sun Room beyond.

Door into

Utility Room

12'9" x 8'0" (3.89 x 2.45)

having front and rear aspects and external side door.

A central staircase from the Hallway rises to the first floor Landing enjoying rear aspect views across the surrounding countryside.

Bedroom One

12'5" x 9'8" min (3.78m x 2.95m min)

having space for built-in wardrobe and rear aspect window. Radiator.

En-Suite Shower Room

Having shower cubicle, wash hand basin and close coupled W.C.

Bedroom Two

12'5" x 11'5" (3.80 x 3.50)

with front aspect window and radiator.

En-Suite Shower Room

having shower cubicle, wash hand basin and close coupled W.C.

Bedroom Three

12'11" x 10'2" (3.95 x 3.10)

with rear aspect window and views over the Shropshire countryside. Radiator.

Bedroom Four

12'5" x 9'10" (3.80 x 3.00)

with front aspect window. Radiator.

Family Bathroom

featuring a complete suite comprising panelled bath, wall mounted wash hand basin and close coupled W.C. Radiator and obscure glazed window.

Outside

The home has been sympathetically designed to fit in with the surrounding properties having a traditional brick outward appearance but internally finished to a contemporary style of high specifications. The property is

approached over a wide driveway providing ample parking and access to the detached Double Garage (6.65m x 5.39) with two double hinged doors, having gardens surrounding the home laid to Indian sandstone pavings and lawned areas providing space for outside entertaining.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is to be assessed.

EPC RATING: To be advised. Anticipated to be B (83)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity and drainage are connected. Heating is via an externally housed Air Source Heat Pump.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519
Email: sales@tempertons.co.uk

DIRECTIONS: From Newport town centre, take the Wellington Road towards the edge of town and at the roundabout take the third exit onto the A518 towards Telford. At the Red House roundabout continue over, ignoring the signpost to Lilleshall on the left. After a short distance, take the next left onto Old Wellington Road and then first left onto Nursery Lane. At the first sharp bend, turn left onto Hillside West and follow this narrow road along where the property will be found on the left hand side.

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal

or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fittings, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

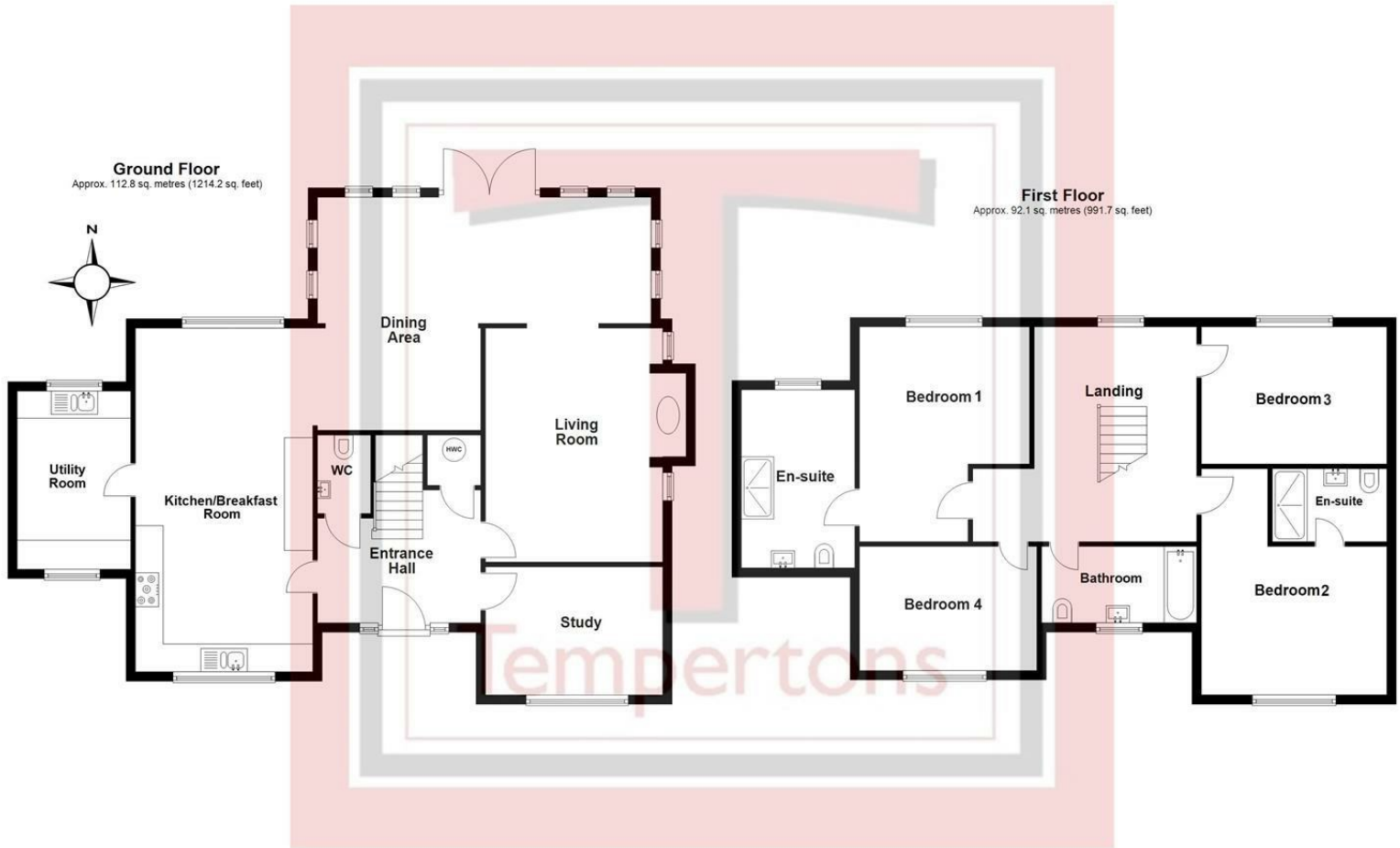
HOME BUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 204.9 sq. metres (2205.9 sq. feet)

This plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property. Plan produced using PlanUp.

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