



**Estate Agents
Letting Agents
Surveyors & Valuers**

23 - 25 High Street
Newport
Shropshire
TF10 7AT
01952 812519
sales@tempertons.co.uk



1 Manor View, Cherrington, Newport, TF10 8PH
Offers In The Region Of £300,000



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Available with No Upward Chain

1 Manor View is pleasantly positioned within the hamlet of Cherrington, surrounded by open fields and views across the countryside situated on the edges of the popular commuter village of Tibberton and sitting on a large plot. The property has been a family home for many years, having been extended to provide two receptions, dining kitchen, cloakroom/W.C. and three bedrooms together with attractive gardens benefitting from gas central heating and uPVC double glazing.

Tibberton is a much favoured rural village located about 4 miles from the market town of Newport with its High Street shops, supermarkets, secondary schools and most other local amenities. Telford Town Centre with its covered shopping centre, retail parks, Southwater leisure development and junction 5 of the M54 motorway is about 9 miles away. There is a primary school, public house, church, community hall and community shop in the village as well as playing fields and a tennis court.

The property in more detail:-

Tiled Porch with composite double glazed front door and side aspect windows into

Entrance Hall

having panelled radiator and telephone point.

Lounge

12'3" x 13'2" (3.75 x 4.03)

with decorative fire surround and tiled hearth incorporating coal effect gas fire. Double glazed bow window and front aspect with deep sill. Radiator.

Dining Kitchen

18'2" x 8'2" (5.55 x 2.50)

having a range of fitted base and wall mounted cupboards and drawers with matching worksurfaces. Inset white sink and drainer unit. Integrated fridge and built-in double oven with separate 4 ring ceramic electric hob. Double glazed rear aspect windows and radiator. Useful understairs pantry.

Utility Room

11'1" x 9'6" (3.40 x 2.90)

with front and side aspect double glazed windows. Radiator and external front and rear doors. Plumbing provision for a washing machine. Wall mounted sink and central heating boiler.

Cloakroom/W.C.

having low flush W.C. and rear aspect double glazed window.

Stairs from the hall rise to a first floor

Landing

with a side aspect double glazed window and access hatch to partially boarded loft space having fitted loft ladder.

Bedroom One

11'11" x 10'0" (3.65 x 3.05)

with double glazed front aspect window and radiator.

Bedroom Two

10'7" x 9'0" (3.25 x 2.75)

having built-in shelved airing cupboard. Radiator and rear aspect double glazed window.

Bedroom Three

8'10" x 7'4" (2.70 x 2.25)

with rear aspect double glazed window and radiator.

Shower Room

being fully tiled with shower cubicle and mains shower unit having modesty screen. Inset wash hand basin with double base cupboard below. Close coupled W.C. Radiator and double glazed windows.

Outside

The property occupies a lovely position in a rural setting having open fields surrounding the home, approached over a full length concrete driveway offering ample off road parking for several vehicles. The property is well set back from the road with shaped lawns to the front bounded by hedges, having a central path.

Double length Garage (10.8 x 3.00) with remote control up/over door. Power and light.

The rear garden is laid to concrete paths, lawned areas with a variety of mature plants, shrubs and trees, having several useful sheds and a brick and tile store.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band C.

EPC RATING: D (58)

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, gas and drainage are connected.

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

DIRECTIONS: From Newport High Street, go past the Church into Lower Bar, over the mini roundabout by the petrol station and then left at the next roundabout heading towards Edgmond. Continue on this road for about 3-4 miles, passing Harper Adams University, as the road rises up pass the village of Tibberton on the right and continue on the road (B5062) taking the 4th turning on the right signposted Cherrington. The property can be found on the right hand side after a short distance.

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 fitments, 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.

HOMEBUYERS 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.





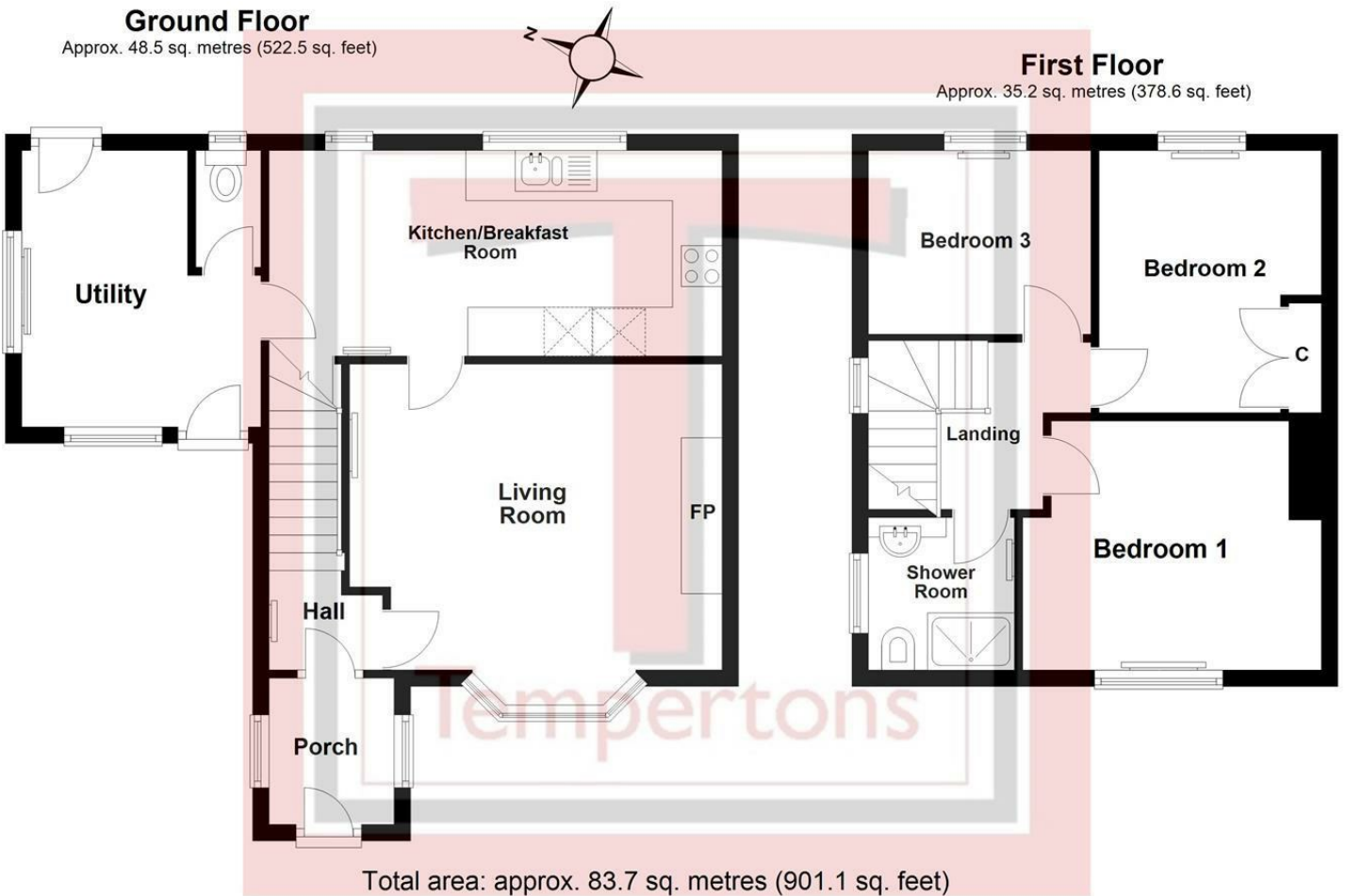
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Ground Floor

Approx. 48.5 sq. metres (522.5 sq. feet)

First Floor

Approx. 35.2 sq. metres (378.6 sq. feet)



Total area: approx. 83.7 sq. metres (901.1 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

