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**9 Moat Close, Shawbirch, Telford, TF1 3QL
Offers In The Region Of £345,000**



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Shawbirch is a much favoured residential area of north Telford, well served by most local amenities including a primary school, a small local centre with Co-op store, medical centre, pharmacy and pub/restaurant. The market town of Wellington with its wider selection of shops, supermarkets and amenities, is a couple of miles away. Shawbirch has good road links to the M54, with Telford Town Centre only a short drive away, and Wolverhampton and Shrewsbury are both within easy commuting distance. Mainline train stations are available at Wellington, Telford and Stafford.

Available with No Upward Chain

The property is very pleasantly positioned towards the head of a well established and popular residential development. The generous spacing of the houses on Moat Close and the wooded backdrop are also particularly attractive features of this lovely, well maintained property. The house offers well balanced accommodation, having lounge, dining room and conservatory on the ground floor, together with a kitchen, utility room and modern wet/shower room. There are four bedrooms and a family bathroom on the upper floor with principal bedroom having a lovely modern en suite shower room.

Early viewing is highly recommended on this property, which is being offered with no upward chain.

Porch

uPVC panelled and double glazed entrance door. uPVC framed double glazed windows. Lantern style light fitting.

Timber panelled multipaned entrance door to

Hall

having wooded flooring and radiator.

Lounge

14'1" x 13'5" (4.30 x 4.11)

with gas fire log effect stove on a tiled hearth. uPVC framed double box bay window to the front with radiator below. Second radiator and wood flooring. Double doors to

Dining Room

9'6" x 9'6" (2.91 x 2.92)

continuation of wooden flooring. Radiator. Double glazed patio doors to conservatory.

Conservatory

11'9" x 8'4" (3.60 x 2.56)

having brick base walls with uPVC framed double glazed units above and translucent hipped roof. Tiled floor. Power points and wall mounted electric heater. French doors to rear garden.

Kitchen

9'6" x 9'10" (2.91 x 3.00)

having a good range of modern fitted base and wall mounted cupboards, with the former finished with granite worktop. Comprising in more detail a 1 1/2

bowl sink unit with cupboard and integrated dishwasher beneath. Further matching base cupboards, some with drawer units above. Integrated fridge. Built in electric double oven and grill with induction hob above and filter extractor hood over. Matching wall cabinets. Recess spotlights and panelled radiator. uPVC framed double glazed window with outlook to rear garden. Useful understairs storage cupboard and connecting door to front section of the garage.

Utility Room

5'11" x 5'1" (1.81 x 1.55)

with stainless steel circular bowl and mixer tap. Worktop either side with recess beneath for washing machine and condensing dryer. Also single cupboard and two wall mounted cupboards. Splash wall tiling. Radiator. uPVC framed double glazed window and external door to rear garden.

Modern Wet/Shower Room

with panelled walls and shower area having chrome shower. Wall mounted wash hand basin and low level flush W.C. Towel radiator and uPVC framed double glazed window. Recess spotlighting.

Stairs to the first floor lead to

Landing

with loft hatch and drop down ladder.

Bedroom One

11'10" x 11'0" (3.61 x 3.36)

uPVC framed double glazed window to the front. Radiator. Built in double wardrobe with sliding mirror fronts. Access hatch to loft inside wardrobe.

En Suite Shower Room

lovely modern en suite with fully tiled walls and floor. Suite comprising 1 1/2 width shower cubicle with sliding screen/door. Mains fed chrome shower. Inset wash hand basin and low level flush W.C. uPVC framed double glazed window and chrome towel radiator.

Bedroom Two

10'2" x 8'2" (3.10 x 2.51)

double size with uPVC framed double glazed windows. Over stairs TV ledge. Radiator. Built in wardrobe.

Bedroom Three

8'8" x 8'2" (2.65 x 2.51)

single size bedroom with uPVC framed double glazed window. Radiator. Built in single wardrobe/shelved cupboard.

Bedroom Four

6'11" x 9'11" (2.12 x 3.04)

single size bedroom with uPVC framed double glazed window. Radiator.

Bathroom

lovely modern bathroom having fully tiled walls and white suite comprising P shaped bath with chrome shower over. Inset wash hand basin with vanity cupboard below. Low level flush W.C. with concealed cistern. Tiled floor. uPVC framed double glazed window. Chrome towel radiator.

Outside

The house is positioned on a lovely good size plot with the open front garden set out to neat lawn. Driveway parking for at least two cars. The original integral single size garage has been altered internally. The rear section has been partitioned/converted to form the wet room off the utility. The front portion provides useful storage, having roller panelled door to the front, power and lighting. Also connecting door to the kitchen.

The enclosed rear garden can be accessed either side of the house and has been landscaped with neatly defined area of slabbed patio, raised well stocked borders and shaped lawn. Timber garden shed to the far corner. Outside lighting and cold water tap.

Additional Information

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

EPC RATING: C (70)

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.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details. Vendors have made us aware that there are not mobile black spots within the property to the best of their knowledge.

RIGHTS AND RESTRICTIONS: Vendors are not aware of any.

FLOODING ISSUES: No flooding has affected the property within the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: Vendors are not aware of any planning applications in the locality.

COAL FIELDS/MINING: Vendors confirm that the property is not in a known

mining area.

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

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.

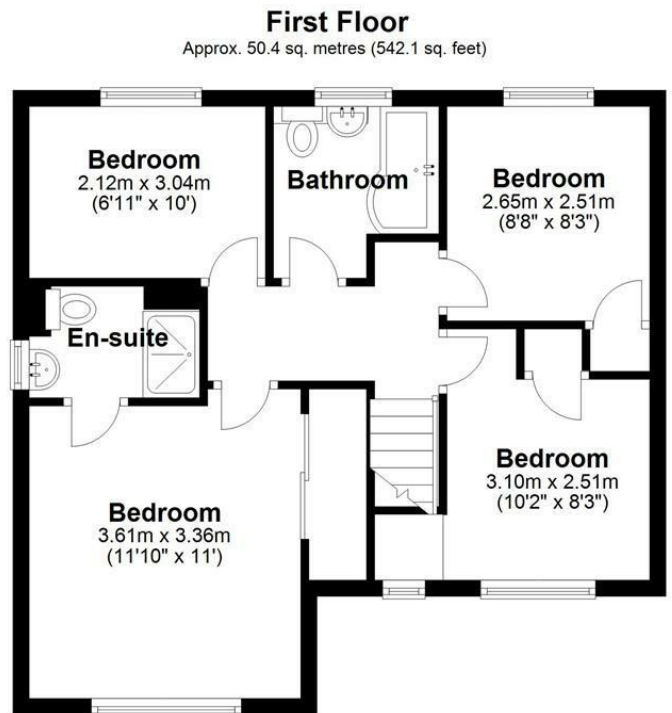
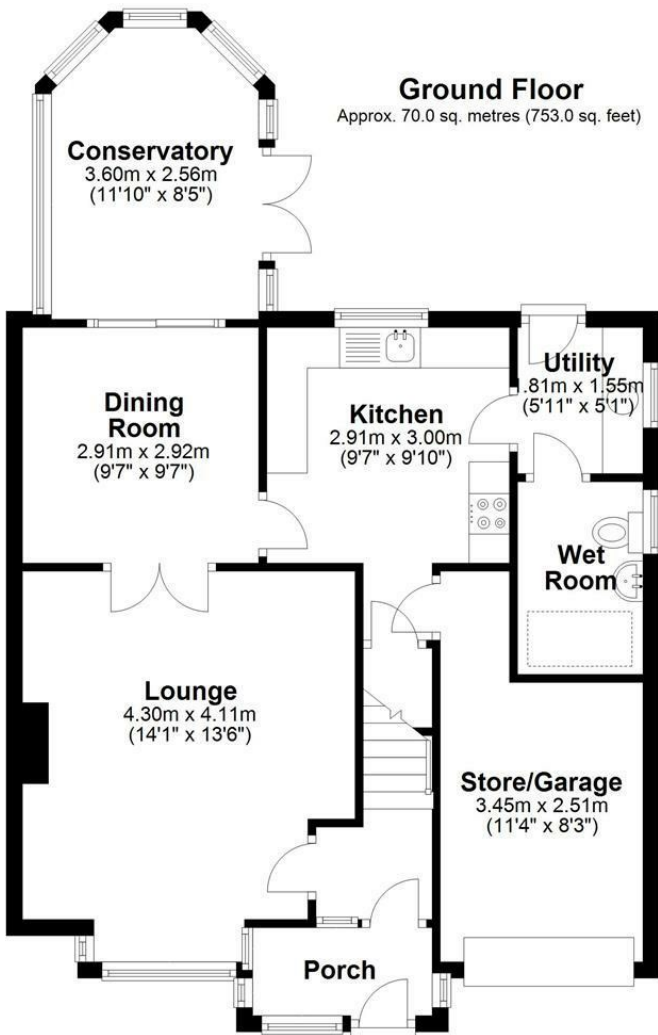
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		82
(81-91) B		
(69-80) C	70	
(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. 120.3 sq. metres (1295.2 sq. feet)

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.

