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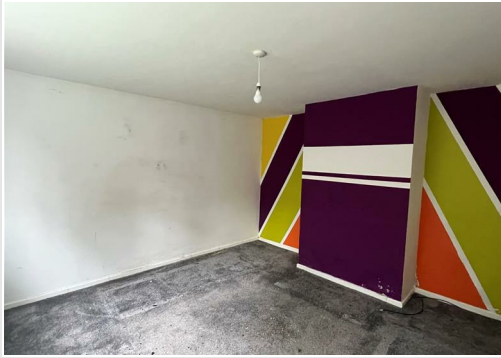


**3 Beanhill Cottages , Admaston, Telford, TF5 0AA
Offers In The Region Of £179,950**



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To the ground floor, the home is set out to a kitchen, lounge and dining room. The first floor is laid out to two double bedrooms, a single bedroom with a family bathroom. Externally, the property boasts an enclosed private front garden and an allocated rear section of land that could be used for additional parking (subject to necessary consents).

Beanhill Cottages is situated on the northern edge of Telford close to the favoured residential village of Admaston. Admaston has a range of shops, including a Post Office, hair salon and two small convenience stores. It also has a Methodist church and an east access to Wellington Town centre. Telford Town Centre is just over 5 miles away, with its covered shopping centre, retail parks, bus and train stations and M54 motorway link.

The property benefits from PVC double glazing and gas central heating, set out in further detail below;

Canopy porch and partially glazed front door into...

Entrance Hall

With centrally located staircase leading to the first floor Landing. Radiator and front facing PVC double glazed window.

Lounge

12'8" x 12'6" (3.88 x 3.82)

A well proportioned room having a front facing PVC double glazed window. Chimney breast with alcoves either side. Radiator.

Kitchen

9'6" x 9'3" (2.90 x 2.82)

With base and wall mounted cabinets comprising wood effect fronted cupboards and drawers with contrasting work surfaces. 1 1/2 stainless steel wash basin with drainer and tiled splash back. Space for a washing machine, oven and upright fridge-freezer. Rear facing PVC double glazed window and side courtesy door.

Dining Room

9'0" x 9'2" (2.75 x 2.80)

With rear facing double glazed PVC window and radiator.

Staircase from the Entrance Hall rises to the first floor Landing having a side facing PVC double glazed window and airing cupboard housing the central heating boiler.

Bedroom One

11'3" x 6'10" (3.45 x 2.10)

A good sized double bedroom with front aspect PVC double glazed window and radiator.

Bedroom Two

10'5" x 9'6" (3.20 x 2.90)

Double bedroom with rear aspect PVC double glazed window and cupboard with hanging rail. Radiator.

Bedroom Three

6'8" x 8'5" (2.05 x 2.58)

A good sized single bedroom with front aspect PVC double glazed window and radiator.

Bathroom

Panelled bath with handheld shower. Pedestal wash basin. Rear aspect PVC double glazed window and radiator.

WC

Low-level flush WC and side facing PVC double glazed window.

Outside

The property is approached from the rear over a shared access road. To your left is a section of lawn that is allocated to the property with further potential for parking, storage etc.. A gate opens into a small lawned area with a paved path leading to the house and two useful brick Stores. To the front, the garden is laid to lawn and enclosed by a tall hedge.

Additional Information

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

EPC RATING: C

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 the A442 Shawbirch Roundabout, proceed west along the Shawbirch Road to Admaston. After the roundabout Take a left turning into Beanhill cottages, the property can be found on your right.

Agents Notes

*The seller is a registered provider and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director or is a close relative of such a person or an agent on their behalf. The seller also prohibits sales to any person listed on the sellers excluded purchasers list.

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.





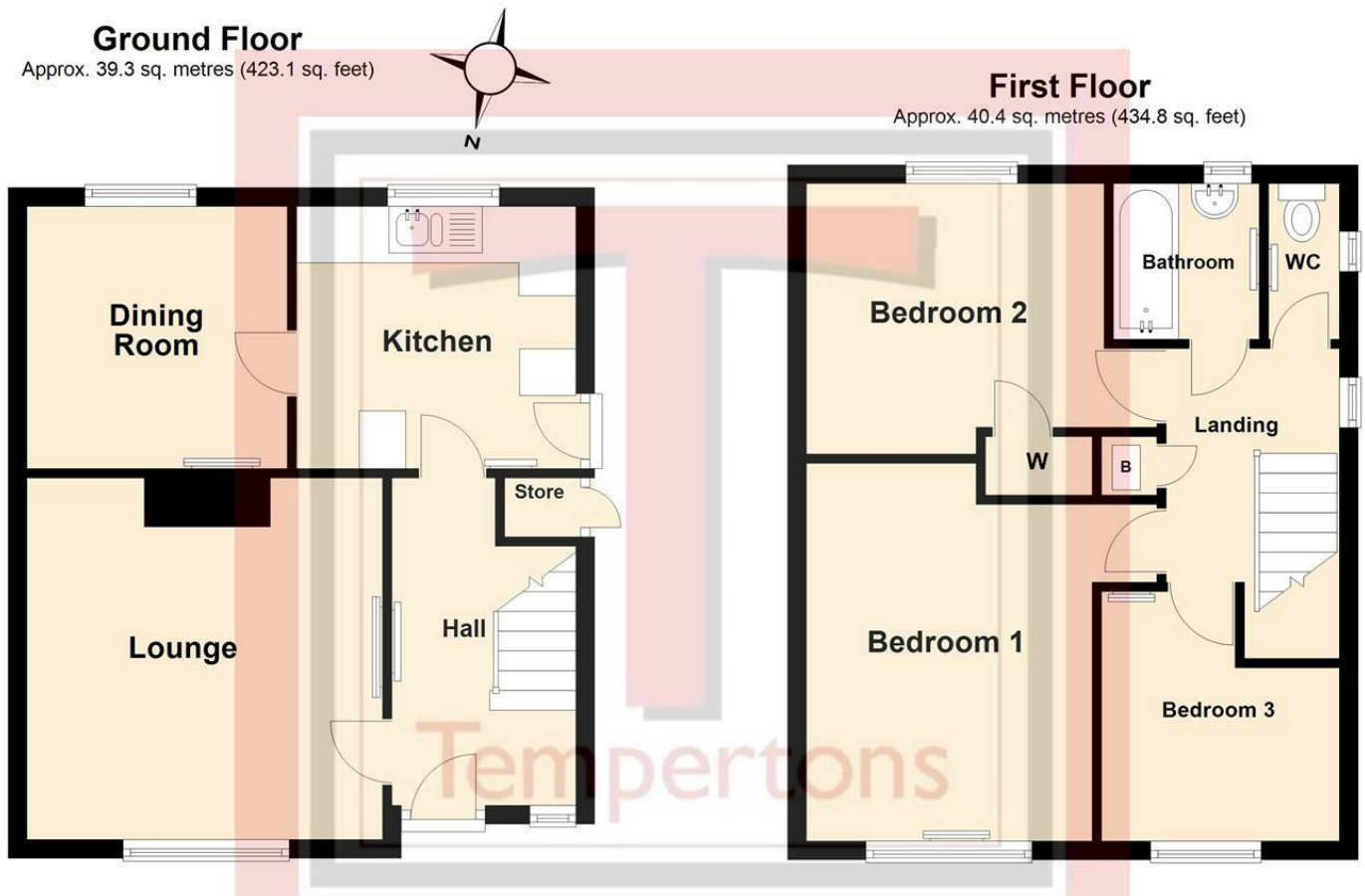
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 39.3 sq. metres (423.1 sq. feet)

First Floor

Approx. 40.4 sq. metres (434.8 sq. feet)



Total area: approx. 79.7 sq. metres (857.8 sq. feet)

This floor 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 taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.

Plan produced using PlanUp.

3 Bean Hill Cottages, Shawbirch Road, Admaston, Telford

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.

