



**Estate Agents
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**74 Damson Drive, The Rock, Telford, TF3 5DX
Offers In The Region Of £260,000**



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The Rock is a well-established and much favoured residential area of central Telford, with similar age and style properties making up the immediate neighbourhood. Telford Town Centre with its covered shopping centre, retail parks, and train station is about 1.5 miles away, as are most other local amenities including schools, convenience store and medical centre.

Enclosed porch with lead detail glazed screens to the front and matching entrance door. Lantern style light fitting. Inner solid wood entrance door to

Entrance/Through Hall

radiator and understairs storage cupboard.

Lounge

16'11" x 11'2" (max) (5.18 x 3.42 (max))

Lead detailed sealed glazed window to the front. Radiator. Living flame coal effect gas fire on a marble style hearth and with timber surround. Archway to

Dining Room

9'10" x 9'6" (3.02 x 2.91)

Radiator. Multipaned door to

Conservatory

9'8" x 8'8" (2.97 x 2.65)

with uPVC framed double glazed elevations and a hipped translucent panelled roof. External door to rear garden. Power point and ceiling mounted fan with integral light fitting.

Kitchen

9'10" x 10'10" (3.02 x 3.31)

Range of fitted base and wall mounted cupboards finished with oak style fronts and comprising 1 1/2 bowl single drainer sink unit with single corner cupboard below. Integrated dishwasher, wine rack and corner cupboard, all with roll edge worktop to finish. 4 ring gas hob with extractor hood above and single cupboard/built-in microwave below. Built-in double oven and grill with cupboards above and below. Breakfast bar with matching worktop and built-in fridge to the side. Splashback wall tiling. Wall mounted cupboards. Panelled radiator. Lead detailed sealed glazed window with outlook to rear garden. Ceramic tiled floor extending to

Utility Room

matching double base cupboard with worktop above and having inset circular bowl sink unit to one side. Recess with plumbing connection for a washing machine. Splashback wall tiling. Wall mounted cabinet. Radiator. Side window. External door to rear garden.

Cloaks/ W.C.

with low level flush W.C. and wash hand basin. Radiator and ceramic tiled floor. Side window.

Store Room

17'8" x 8'2" (5.40 x 2.50)

Approached off the hall is a useful store room (formerly the integral single garage) with radiator, power, lighting and side external door (currently sealed).

From the hall, stairs to

Landing

Having side window with sealed glazed pane and access hatch to loft. Built-in linen cupboard.

Principal Bedroom

14'4" x 14'0" (4.38 x 4.28)

Window to the front with sealed glazed units. Radiator. Built-in double wardrobe.

En-Suite Shower Room

Fully tiled walls. Shower cubicle with electric shower. Low level flush W.C. Pedestal wash hand basin. Radiator. Window with lead detailed patterned glazed sealed units.

Bedroom Two

9'7" x 10'5" (2.94 x 3.20)

Radiator. Window to the rear with sealed glazed units.

Bedroom Three

7'9" x 7'1" (2.38 x 2.16)

Radiator. Window to the rear with sealed glazed units.

Bathroom

Suite comprising panelled bath, wash hand basin and low level flush W.C. Electric shower over bath. Radiator. Pattered glazed side window with sealed glazed units.

Outside

Driveway parking for a single car. Front garden finished in part to ornamental stone and central shrub. From the front, side access to rear garden.

The enclosed rear garden includes a patio area against the house with lawn and shrubs beyond.

Additional Information

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

EPC RATING: D (66)

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 service is not available at this property currently. Mobile phone signal is thought to be available but details not available. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

RIGHTS AND RESTRICTIONS: Vendors are not aware of any onerous restrictions.

FLOODING ISSUES: The property has not been subject to flooding within the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: Vendors are not aware of any proposed developments.

COAL FIELDS/MINING: The property is located in a known coal 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.

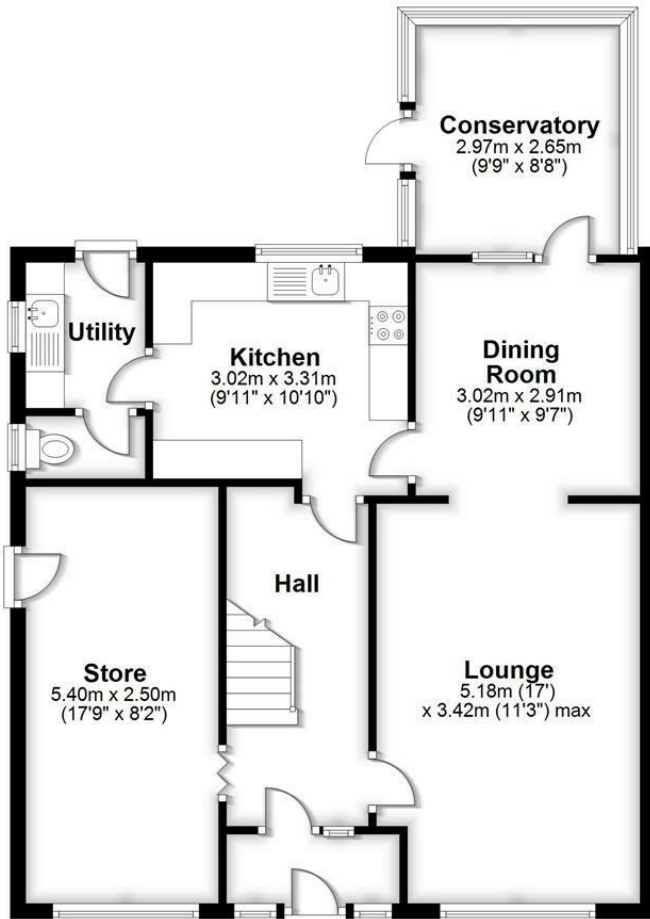




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	79
England & Wales		EU Directive 2002/91/EC

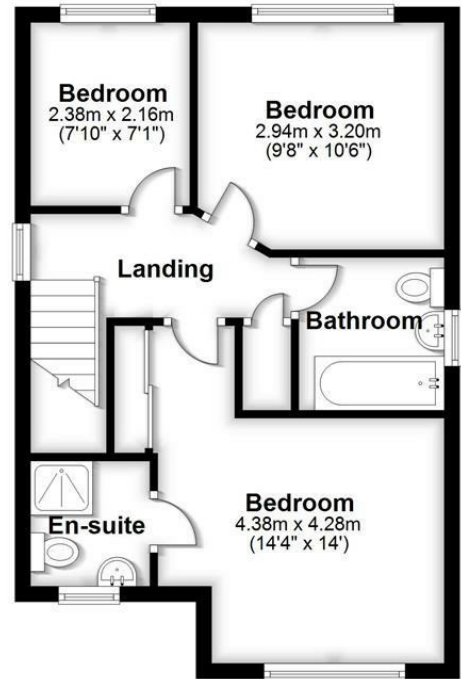
Ground Floor

Approx. 74.3 sq. metres (799.4 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.8 sq. feet)



Total area: approx. 116.9 sq. metres (1258.2 sq. feet)

For illustrative purposes only. Not to scale
 Prepared by Shropshire Property Professionals
 Tel: 07817 773 526 - www.spp-property.co.uk
 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.

