



**Estate Agents
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4 Jackfield Close, Severn Gorge Park, Telford, TF7 4GE

Offers In The Region Of £155,000



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The park is for over 50's only and it is a secure site with a barrier and coded access at night. The site has approximately 132 homes on it and No. 4 Jackfield Close is a Milton Cottage style home. The property was extensively refurbished by the last owner in 2023 and the improvements included a new kitchen, bathroom, heating system and driveway, as well as being redecorated. New carpets and flooring were also laid in 2023.

The property in more detail:-

Enclosed uPVC panelled patterned double glazed entrance door to

Porch

having light fitting and radiator. Inner multipaned door to

Through Hall

having radiator and painted beam effect ceiling. Built-in cloaks cupboard.

Lounge/Dining room

16'3" x 19'6" (4.96 x 5.96)

an L shaped room of a good size, having a feature fireplace with uPVC framed double glazed windows either side. Further uPVC framed double glazed window with radiator below. Painted beam effect ceiling.

Kitchen

11'11"(max) x 9'6" (3.65(max) x 2.92)

Installed by Ironbridge Interiors in June 2023, comprising a stainless steel single basin single drainer sink unit with single cupboard below and 3 drawer unit to the side. Return worksurface with further corner and single cupboard beneath.

Integrated Bosch electric oven with 4 ring Bosch gas hob above and Filter extractor over. Matching shelved pantry cupboard and corner cupboard, the latter having worktop to finish. Separate worksurface area having recess beneath with plumbing connection for a washing machine. Space for upright fridge/freezer. Modern gas fired Worcester 4000 Combi boiler housed in a matching cabinet. uPVC framed double glazed window and external door to rear garden. The other kitchen appliances are available by separate negotiation.

Bedroom 1

9'8" x 9'7" (2.95 x 2.94)

with radiator and uPVC framed double glazed window. Door to walk in wardrobe having lighting and shelf.

Bedroom 2

9'0" x 9'6" (2.76 x 2.92)

with radiator and uPVC framed double glazed window to the front. Connecting door to walk in wardrobe with light fitting and shelving.

Bathroom

6'7" x 6'5" (2.01 x 1.96)

refitted in 2023 with a modern white suite comprising bath with mains fed shower over. Low level flush W.C. Wash hand basin with vanity cupboard below. Radiator. uPVC framed double glazed window.

Outside

The property is positioned on a good size perimeter plot with the front garden set out to areas of slabbed patio, lawn and well established shrubbed/flowering borders. Steps to front door. Side garden includes a useful hardstanding area with gravel/ornamental stone beyond. The ornamental stone finish continues to the rear garden and is interspersed with various plants and shrubs. Two way steps to kitchen door. Potential to add a conservatory with the appropriate consents.

Gated access to driveway and designated parking space. Space for garage with the satisfactory consents.

Beyond the parking space and access from the front garden are two lightweight sheds with water butts for water recycle.

Additional Information

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

EPC RATING: N/A

TENURE: We are advised by the Vendor, that the property is held on a licence to occupy basis. Vacant possession will be given upon completion. Site fees are currently £179.26 per month.

SERVICES: We understand that mains water, electricity, gas and drainage are connected. Water and electric are supplied by the site and billed to the owner of the park home.

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. Vendor is not aware of any mobile blackspots within the property.

ADDITIONAL CHARGES: We understand that charges may be made for site fees (see above), water and electric (as per note above).

RIGHTS AND RESTRICTIONS: We are aware of the following.....

FLOODING ISSUES:

PLANNING PERMISSIONS/DEVELOPMENTS:

COAL FIELDS/MINING: Telford is an historic mining area.

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

DIRECTIONS:

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.





Ground Floor

Approx. 68.8 sq. metres (740.7 sq. feet)



Total area: approx. 68.8 sq. metres (740.7 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.

