



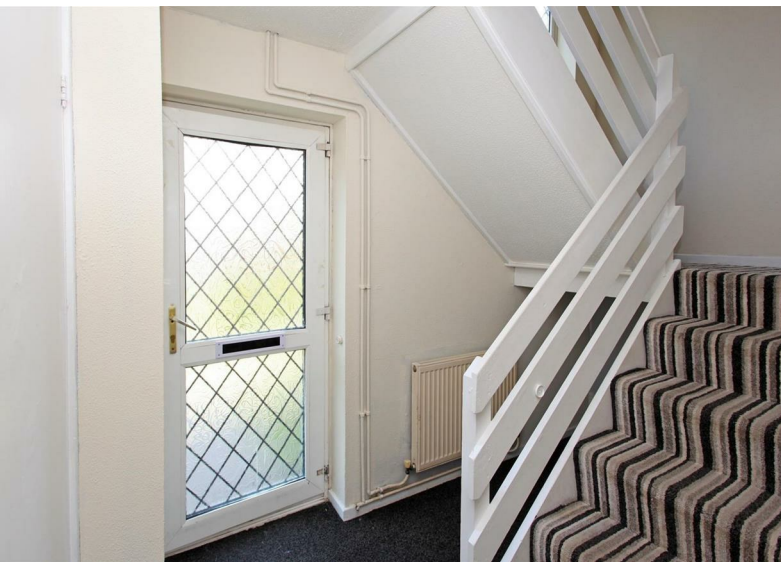
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**16 St. Christophers Way, Malinslee, Telford, TF4 2JA**

**Offers In The Region Of £145,000**



# 16 St. Christophers Way, Malinslee, Telford, TF4 2JA

## Offers In The Region Of £145,000



### Available with No Upward Chain

Malinslee is a popular residential area of Telford, about one mile from Telford Town Centre with its covered shopping malls, retail parks and railway station. There is a modern local centre close by with a convenience store, Primary Health Care Centre and Pharmacy.

The property in more detail:-

uPVC framed lead patterned double glazed entrance door to

### Entrance Hall

having radiator and walk-in cloaks cupboard.

### Cloaks/W.C.

Low level flush W.C and wash hand basin. Radiator and uPVC framed lead patterned double glazed window.

### Lounge

10'2" x 14'3" (3.12 x 4.35)

A well proportionated living room with radiator and uPVC framed double glazed window with outlook to rear garden.

### Full depth Kitchen/Diner

19'7" x 9'1" (max) (5.98 x 2.77 (max))

having a range of modern style base and wall mounted cupboards with the former finished with roll edge worktop. Inset stainless steel sink unit with mixer chrome tap. Space for gas / electric cooker with filter extractor hood over.

Recess for washing machine and condensing dryer. uPVC framed lead detailed double glazed window to the front. Tiled floor extending to dining area with radiator and uPVC framed double glazed French doors to rear garden.

From the hall stairs (with half landing) to the first floor landing.

### Landing

with built-in cupboard housing gas fired Baxi combination boiler. Separate shelved cupboard.

### Bedroom One

13'7" x 8'3" (4.16 x 2.54)

double size with radiator and uPVC framed double glazed window .

### Bedroom Two

11'8" x 9'1" (3.57 x 2.77)

double size with radiator and uPVC framed double glazed window. Also built-in wardrobe.

### Bedroom Three

10'9" x 5'11" (3.28 x 1.81)

single size bedroom with radiator and uPVC framed double glazed window. Built -in wardrobe.

### Bathroom

comprising enamel surfaced metal bath with electric shower over. Wash hand basin and low level flush W.C. Fully tiled walls, radiator and uPVC framed lead patterned double glazed window.

### Outside

The house is set back from the public footpath by a front garden set out to hedging and lawn. Slabbed pathway to front door.

The enclosed rear garden is predominantly low maintenance and finished to slab patio. Gated rear access to public footpath. Residents parking is adjacent on a first come first served basis.

### Additional Information

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

EPC RATING: C (72)

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.

**ADDITIONAL CHARGES:** We understand that there are no additional charges.

(e.g. car chargers, solar panels)

**RIGHTS AND RESTRICTIONS:** We are not aware of any onerous rights or restrictions affecting the property.

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

**PLANNING PERMISSIONS/DEVELOPMENTS:** The vendor is not aware of any planned developments close to the property.

**COAL FIELDS/MINING:** Telford is a known coal mining area but the vendor is not aware of any mining related issues affecting the property.

**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.

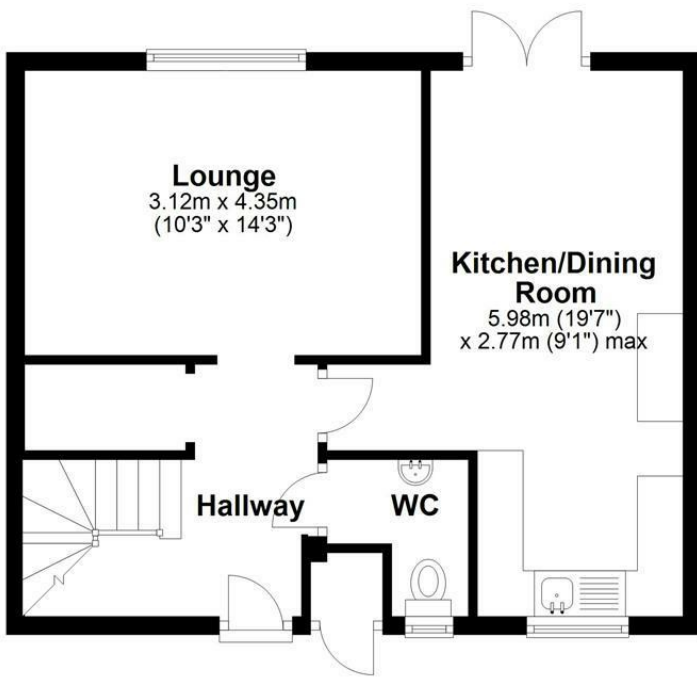




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

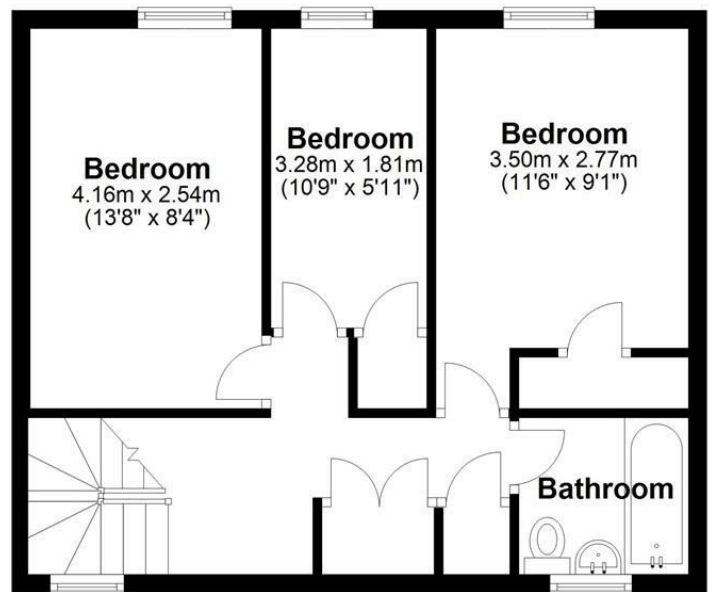
### Ground Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



### First Floor

Approx. 43.5 sq. metres (468.3 sq. feet)



Total area: approx. 86.7 sq. metres (933.0 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.