



**Estate Agents
Letting Agents
Surveyors & Valuers**

23 - 25 High Street
Newport
Shropshire
TF10 7AT
01952 812519
sales@tempertons.co.uk



**The Stables Chetwynd Park, Chetwynd, Newport, TF10 8AE
Offers In The Region Of £650,000**



The Stables Chetwynd Park, Chetwynd, Newport, TF10 8AE

Offers In The Region Of £650,000



Chetwynd Park is a select development of nineteenth century barns converted to residential use around 1990, located in delightful rural surroundings. There are highly regarded schools in Newport, all with excellent OFSTED ratings, including two selective secondary schools, along with a selection of independent shops, larger chain style shops and supermarkets, as well as a variety of leisure facilities. Regular bus services run from the centre of Newport to the larger towns of Telford (10 miles) and Stafford (16 miles) with their mainline train stations, wider range of shops and leisure facilities. Commuting to Chester, Shrewsbury, Wolverhampton or Birmingham would be possible as there is to easy access to the main road network from Newport.

An internal inspection is highly recommended. The property is set out in further detail below;

Canopy Porch

Wooden / glazed front door into...

Entrance Hall

With oak flooring and stairs to the first floor. Hardwood double glazed windows having front aspect. Panelled radiator.

Cloakroom / WC

Having wall mounted wash basin and low-level WC. Tiled floor.

Lounge

With front and rear aspect hardwood framed windows having double glazed sealed units. Oak flooring and panelled walls to half-height. Radiator and decorative wooden ceiling beam as a feature. Contemporary log burner and fireplace recess with solid stone hearth.

Dining Room

Having exposed wooden ceiling beam, radiator and hardwood framed double glazed rear aspect window.

Kitchen

Having a range of wooden fronted cabinets comprising base and wall mounted cupboards and drawers with wooden work surfaces and complimentary wall tiling. Inset sink and drainer with mixer tap. Integrated under-counter fridge, freezer, washing machine and dishwasher. Double width electric BELLING cooking range with 5 ring ceramic hob and chimney style extractor hood above. Tiled floor and radiator. Hardwood double glazed rear aspect window.

Sitting Room

A lovely light room having panelled walls and useful built-in storage cupboards together with other character features. Vintage feature fireplace with modern log burner. Radiator and double doors opening to the patio area.

Stairs from the Hall rise to the first floor Landing, having built-in storage cupboards and access hatch to loft space.

Main Bedroom

With a circular feature double glazed hardwood window and panelled radiator. Laminate flooring.

En-suite Shower Room

Having fully-tiled shower cubicle with chrome faced mains shower. Corner wash hand basin and low-level flush WC. Chrome faced ladder radiator and extractor fan.

Bedroom Two

With side aspect double glazed hardwood window. Radiator.

Bedroom Three

Currently used as a home office / study, with laminate flooring and built-in full-height wardrobe. Radiator.

Bedroom Four

Used as a third sitting room with double width wardrobe and laminate floors. Radiator and double glazed front aspect window.

Refitted Bathroom

Comprising inset jacuzzi bath with tiled steps and full-height tiled surround having Triton chrome faced 'rainfall' shower unit over and modesty screen. Pedestal wash hand basin and low-level WC. Chrome faced ladder radiator.

Outside

The property is approached from the front, over a private shared courtyard with stone steps leading to a raised lawn area and parking for up to 4 cars. A further private shared driveway to the side leads to a single garage situated in a block of 3 having power and light.

The rear garden is a delightful feature of the property, being attractively laid to shaped lawns and mature side borders stocked with a variety of plants, shrubs, fruit and specimen trees etc.. The garden benefits from a south westerly orientation, enjoying a most sunny aspect and being very private, ideal for outside entertaining and includes several covered decked areas and Home Bar with power and light. Two useful storage sheds which are used as the owners workshop including power points. The garden extends in all to approx 1/4 acre and includes a Right of Way adjacent to the adjoining fields having access to the communal entrance drive.

Additional Information

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

EPC RATING: Exempt Grade II listed building

TENURE: We are advised by the Vendors, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity and gas are connected. Sewage is via a communal septic tank.

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 a charge of £365 PA is payable for maintenance of communal areas and communal septic tank costs.

RIGHTS AND RESTRICTIONS: It is understood that there are rights of way in favour of the property across rear land to gain access to main entrance.

FLOODING ISSUES: The vendors advise the property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any.

COAL FIELDS/MINING: The vendor is not aware of any affecting the property.

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

DIRECTIONS: From Newport High Street proceed north leaving the town and continue along Chester Road. At the junction turn left onto the A41 and then immediately right onto the country lane towards Puleston. Turn right off A41 and Within 500m turn into the entrance drive at Chetwynd Park. Follow this drive into the estate, keeping left. Upon reaching the end of the cul-de-sac, turn right and the property can be found directly ahead after a short distance.

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.

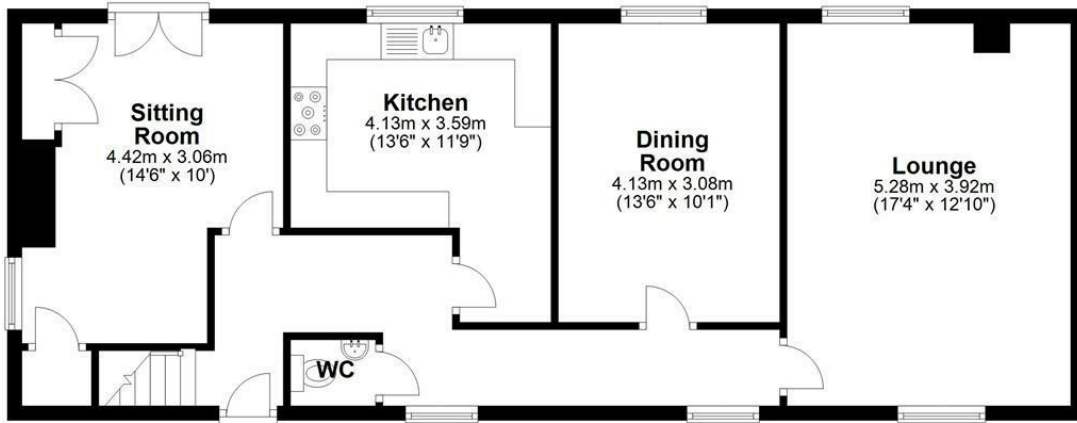




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

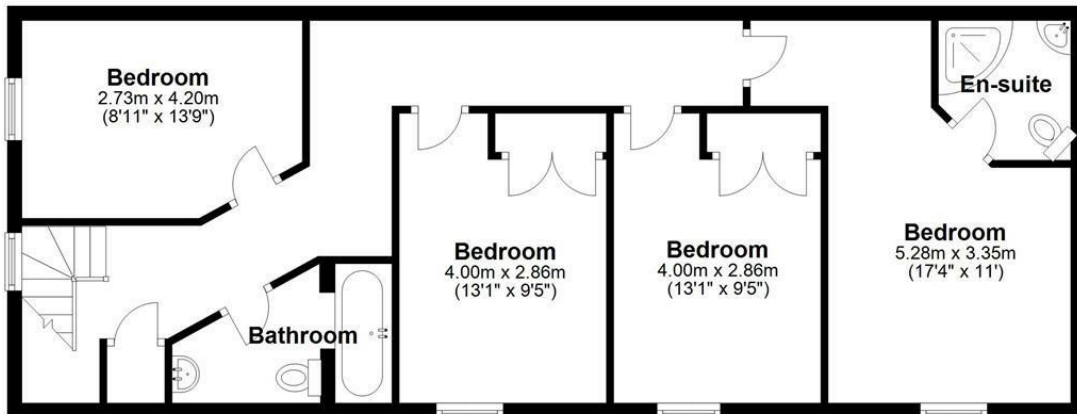
Ground Floor

Approx. 83.1 sq. metres (894.1 sq. feet)



First Floor

Approx. 76.5 sq. metres (823.5 sq. feet)



Total area: approx. 159.6 sq. metres (1717.6 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.

