



**Estate Agents
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11 Primrose Drive, Church Aston, Newport, TF10 9LY

Offers In The Region Of £255,000



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Close to lovely countryside, Church Aston is a village approximately one mile from Newport town centre. The village itself benefits from a primary school, church and church hall and dedicated children's play area. There are schools of high repute in the market town of Newport along with supermarkets, a wide selection of chain and independent shops, leisure facilities and regular bus services to Telford (10 miles) and Stafford (16 miles) with their mainline railway stations. Shrewsbury is approximately 19 miles away, with its theatre, museums and a wide variety of shops.

No. 11 Primrose Drive is positioned towards the head of this small cul-de-sac of mainly similar style house. Requiring general refurbishment and modernisation, this extended three bedroomed link detached house does benefit from gas central heating and double glazing.

The property in more detail:-

uPVC panelled entrance door to

Enclosed Porch

with light fitting. Built-in cloaks cupboard.

Inner multi-pane door to

Entrance Hall

having radiator.

Lounge

13'9" x 11'10" (4.20 x 3.63)

uPVC framed double glazed window to the front. Radiator. Fireplace surround.

Dining Room

8'7" x 7'4" (2.63 x 2.26)

having radiator. Archway to

Kitchen

11'10" x 7'0" (3.63 x 2.15)

having a range of fitted base and wall mounted cupboards and comprising stainless steel sink unit with single cupboard below and recess to the side for dishwasher/washing machine. Return work surface with double cupboard below. Further matching corner cupboard and three drawer unit, both with worktop to finish. Separate worksurface area with cupboard below and wall mounted cupboards above. Space for cooker. uPVC framed double glazed window with outlook to rear garden. Connecting door to rear store and garage.

Family Room/Study/Bedroom

8'0" x 9'5" (2.44 x 2.88)

leading off the dining room is another reception room having radiator and uPVC framed double glazed window.

From the hall stairs to landing with uPVC framed double glazed window.

Bedroom One

13'0" x 8'7" (3.97 x 2.64)

uPVC framed double glazed window. Radiator. Built-in open fronted double wardrobe with hanging rail and shelf.

Bedroom Two

10'5" x 8'7" (3.18 x 2.64)

uPVC framed double glazed window. Radiator. Built-in double wardrobe with sliding doors.

Bedroom Three

9'10" x 6'1" (3.01 x 1.86)

uPVC framed double glazed window. Radiator.

Bathroom

suite in white comprising panelled bath, wash hand basin and low level flush W.C. Part wall tiling. Mains feed shower over the bath. Chrome tower radiator. uPVC framed double glazed window. Built-in airing cupboard with gas fired boiler and lagged hot water cylinder.

Outside

The house is pleasantly positioned towards the head of the cul-de-sac and is set back from the road by a front garden finished mainly to lawn. Mature copper beech and cherry trees. Off road parking on the drive for two cars and leading to a single Garage having electric roller shutter door to the front. Power and lighting. Doorway to rear store area having plumbing connection for a washing machine. Also was hand basin and external door to rear garden. Built within this rear store area is a Cloaks/W.C. having low level flush W.C.

Rear garden finished to patio area and lawn 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 (61)

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. The vendor is not aware of any mobile black spots within the property.

ADDITIONAL CHARGES: We understand that no additional charges are payable. (e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We are 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 new developments or permissions that would impact the property.

COAL FIELDS/MINING: Telford is an historic mining area and prospective purchasers are advised to make their own investigations regarding mines in the area. The vendor is not aware of any mining related issued having affected 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.

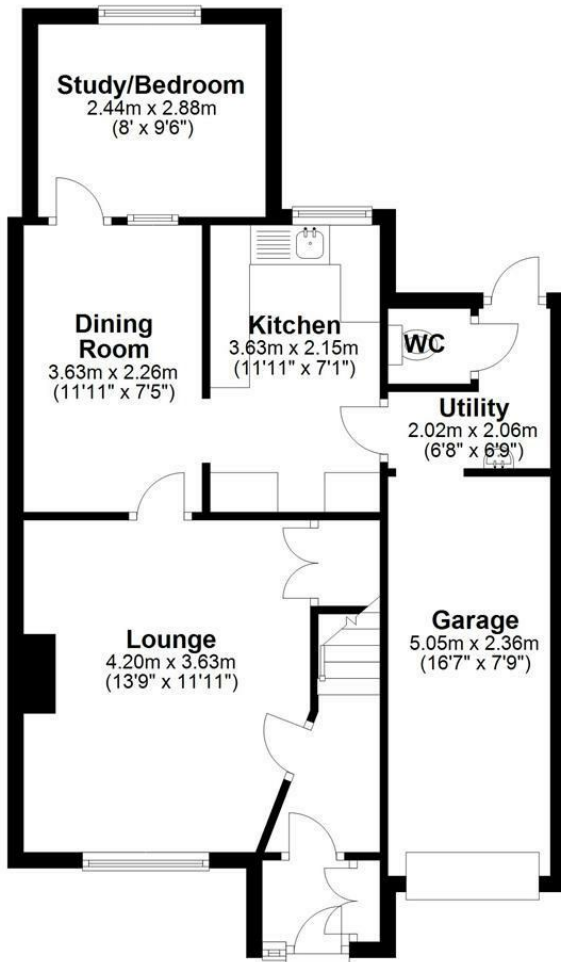
PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.



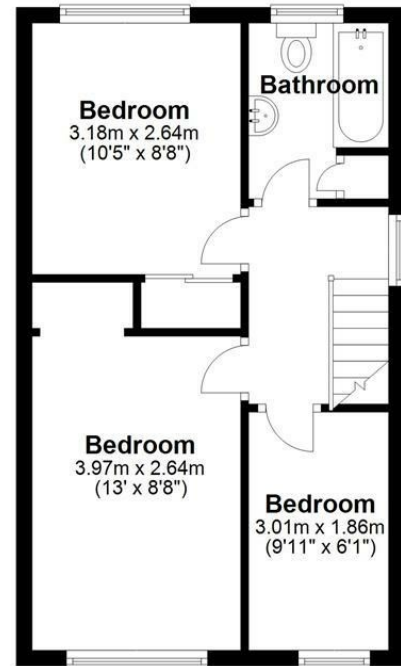


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	78
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor



Measurements shown are at the widest points of each room and as such are for information purposes only. They may vary from actual measurements and are not to scale.
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.

