



**Estate Agents
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18 Rock Acres, Lilleshall, Newport, TF10 9HF

Offers In The Region Of £240,000



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The property has a pleasant position in the country village of Lilleshall about 2 miles from the market town of Newport with its excellent schools and 7 miles from Telford with its wide range of shopping and leisure facilities. There is easy connection to the A41 (1½ miles) which gives direct access to the M54 and the West Midlands conurbation.

The well presented gas centrally heated and double glazed accommodation is set out in further detail below;

uPVC panelled front door and double glazed side screen into...

Entrance Porch

With tiled floor and gas central heating boiler. Glazed door into...

Open Plan Kitchen Dining Area

16'8" x 13'3" (5.10 x 4.05)

Having a range of wooden fronted painted cabinets comprising base and wall mounted cupboards and drawers with contrasting work surfaces. Inset stainless steel sink and drainer unit. Built-in low-level electric oven with 4 ring ceramic gas hob above and extractor hood. Space and plumbing provision for washing machine and upright fridge / freezer. Central breakfast bar with useful base cupboards below. External courtesy door. Wood effect laminate flooring throughout leads to the Dining Area with seating recess and radiator. Double glazed 'French style' doors to the rear garden.

Full Depth Lounge

16'4" x 10'7" (5.00 x 3.25)

With uPVC double glazed front aspect window and radiator. Feature fireplace and hearth. Double glazed 'French style' doors to the rear garden.

Partially glazed door from the Dining area opens to a quarter Landing with...

Cloakroom / WC

Wall mounted wash hand basin and low-level flush WC. Tiled floor and chrome faced ladder radiator.

Stairs rise to the first floor Landing having double glazed front aspect window with countryside views towards The Wrekin.

Bedroom One

16'4" x 10'7" (5.00 x 3.25)

Having front and rear aspect double glazed windows. Radiator.

Bedroom Two

11'2" x 7'5" (3.42 x 2.28)

With rear aspect double glazed window and upright modern radiator.

Bedroom Three

8'8" x 7'6" (2.65 x 2.30)

Having built-in storage cupboard (over stairs). Radiator and double glazed front aspect window.

Modern Bathroom

Being fully-tiled comprising complete white suite having separate shower cubicle with chrome faced mains shower. Panelled bath and shower attachment. Pedestal wash hand basin and close coupled WC. Chrome faced ladder radiator and extractor fan. Double glazed window and obscure glazing. Access hatch to loft space.

Outside

The property is approached Rock Acres over a wide brick paved driveway with shaped lawns offering ample off-road parking with spaces for several vehicles. A wooden side gate and pathway leading to the fully enclosed rear garden, laid chiefly to lawn and gravelled areas. Outside lighting and water tap.

Additional Information

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

EPC RATING: C

TENURE: We are advised by the Vendor, that the property is held Freehold, currently let but 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: The vendor is not aware of any,

RIGHTS AND RESTRICTIONS: The vendor is not aware of any.

FLOODING ISSUES: 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 coal mining issue affecting the property, but the area is a historic lime working area.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519

Email: sales@tempertons.co.uk

DIRECTIONS: From the Newport High Street, continue towards Upper Bar and turn right onto Wellington Road. Proceed along this road and at the next roundabout, take the third exit. At the next roundabout by The Red House turn left into Lilleshall then turn left onto Nursery Lane. Take a right towards Hillside and the property can be found on the left hand side.

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.

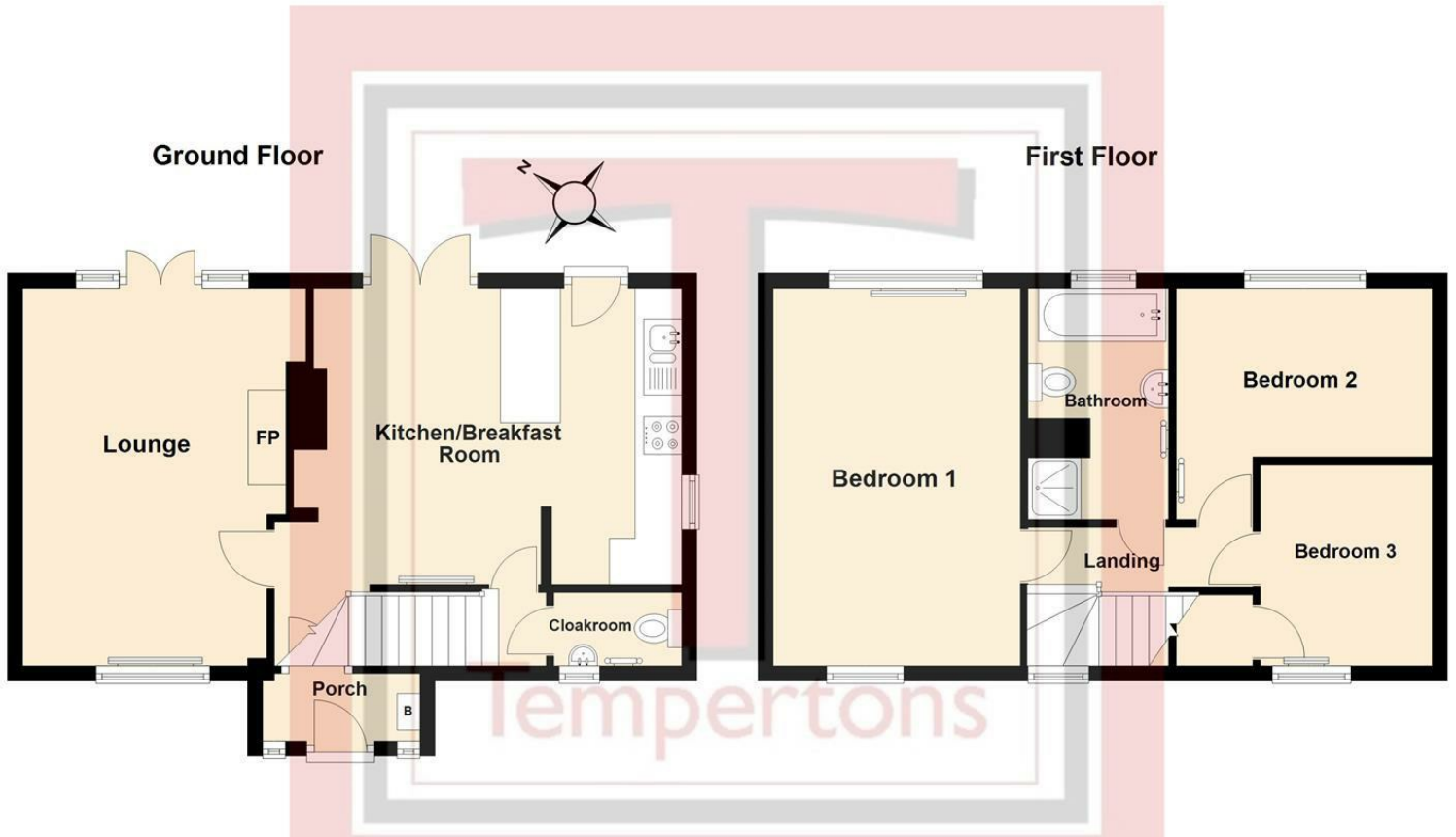
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		83
(81-91) B		
(69-80) C	69	
(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



Total area: approx. 88.5 sq. metres (953.0 sq. feet)

This plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property.

Plan produced using PlanUp.

18 Rock Acres, Lilleshall, Newport

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.

