



**Estate Agents
Letting Agents
Surveyors & Valuers**

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



33 Limekiln Lane, Lilleshall, Newport, TF10 9EY
Offers In The Region Of £399,950

 4  2  2  D



33 Limekiln Lane, Lilleshall, Newport, TF10 9EY

Offers In The Region Of £399,950



Lilleshall is a village with a thriving community, central to the village is the Parish Church of St Michael and All Angels, a village hall, cricket club, tennis courts and primary school, which has an outstanding OFSTED report. There are an extensive number of active clubs and societies within the village, and a public house, the Red House, which has become very popular with diners. Lilleshall is situated approximately two miles from the market town of Newport, with its abundance of amenities, including a popular twice weekly market, three supermarkets, library, leisure centre and a range of both independent and 'chain' shops. There are schools of high repute in Newport along with bus services to Telford (10 miles) and Stafford (16 miles), where an even wider range of shops, leisure facilities and mainline rail stations are available.

An internal inspection is highly recommended. The gas centrally heated and double glazed accommodation is set out in further detail below;

Composite front door with two glass side panels and zinc storm canopy into...

Entrance Hall

Having a radiator and understairs cupboard.

Lounge

14'7" x 11'1" (4.47 x 3.39)

Having a central feature fireplace incorporating a log burner. Front aspect double glazed window and radiator.

Open Plan Kitchen / Dining Room

19'7" x 16'11" (5.99 x 5.16)

A bright and spacious open-plan kitchen, ideal for family living and entertaining. Having base and wall mounted units comprising cupboards and drawers with shaker fronts and solid oak work surfaces above. Integrated double oven and separate induction hob with extractor above. Stainless steel sink with drainer. Wine rack and space for dishwasher. Rear aspect double glazed window and two skylights. Side doors to rear garden. Two radiators.

Storage / Prep Area

Having fitted cupboards matching the kitchen units and space for an upright or American style fridge-freezer. Door to...

Utility / Boot Room

9'11" x 9'5" (3.04 x 2.88)

Space and plumbing provision for a washing machine. Rear and side aspect double glazed windows. Door to the rear garden and internal door to...

Garage

16'8" x 9'5" (5.10 x 2.88)

Double doors to the front. Power and light.

Stairs from the Entrance Hall rise to the first floor Landing, having a side aspect double glazed window and cupboard housing the condensing boiler.

Bedroom Two

12'7" x 11'2" (3.84 x 3.41)

A good sized double bedroom having a rear aspect double glazed window having stunning countryside views and radiator. Two fitted wardrobes and dresser with drawers.

Bedroom Three

12'9" x 9'8" (3.90 x 2.96)

Double bedroom having a front aspect double glazed window and radiator.

Study / Bedroom Four

6'10" x 5'7" (2.10 x 1.71)

Front aspect window and radiator.

Family Bathroom

Being partially tiled having a panelled bath with electric shower over. Low-level flush WC and pedestal wash basin. Rear aspect double glazed window and chrome towel radiator.

Stairs from the first floor Landing rise to the second floor Landing, having a sky light allowing natural light.

Main Bedroom

11'10" x 10'6" (3.62 x 3.21)

Double bedroom having a large built in wardrobe with sliding doors and built-in cupboard. Rear aspect double glazed window with stunning countryside views and radiator.

Shower Room

Having a fully-tiled corner shower cubicle with electric shower head over. Pedestal wash basin and low-level flush WC. Rear aspect double glazed window.

Outside

A tarmac drive provides ample off-road parking with landscaped lawn to the side. Gated access leads to the West aspect rear garden set to patio and lawn areas. Garden shed and outside tap.

Additional Information

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

EPC RATING: D

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, 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 vendors are not aware of any.

RIGHTS AND RESTRICTIONS: The vendors are not aware of any.

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

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

COAL FIELDS/MINING: No mining related issues have been reported.

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

DIRECTIONS: From Newport High Street, take the Wellington Road towards the edge of town, continuing to the roundabout with the A518. Take the third exit towards Telford and at the next roundabout (with the Red House Public House), take the first turning towards Lilleshall. Follow this road along and after a short distance the property can be found on your right 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.

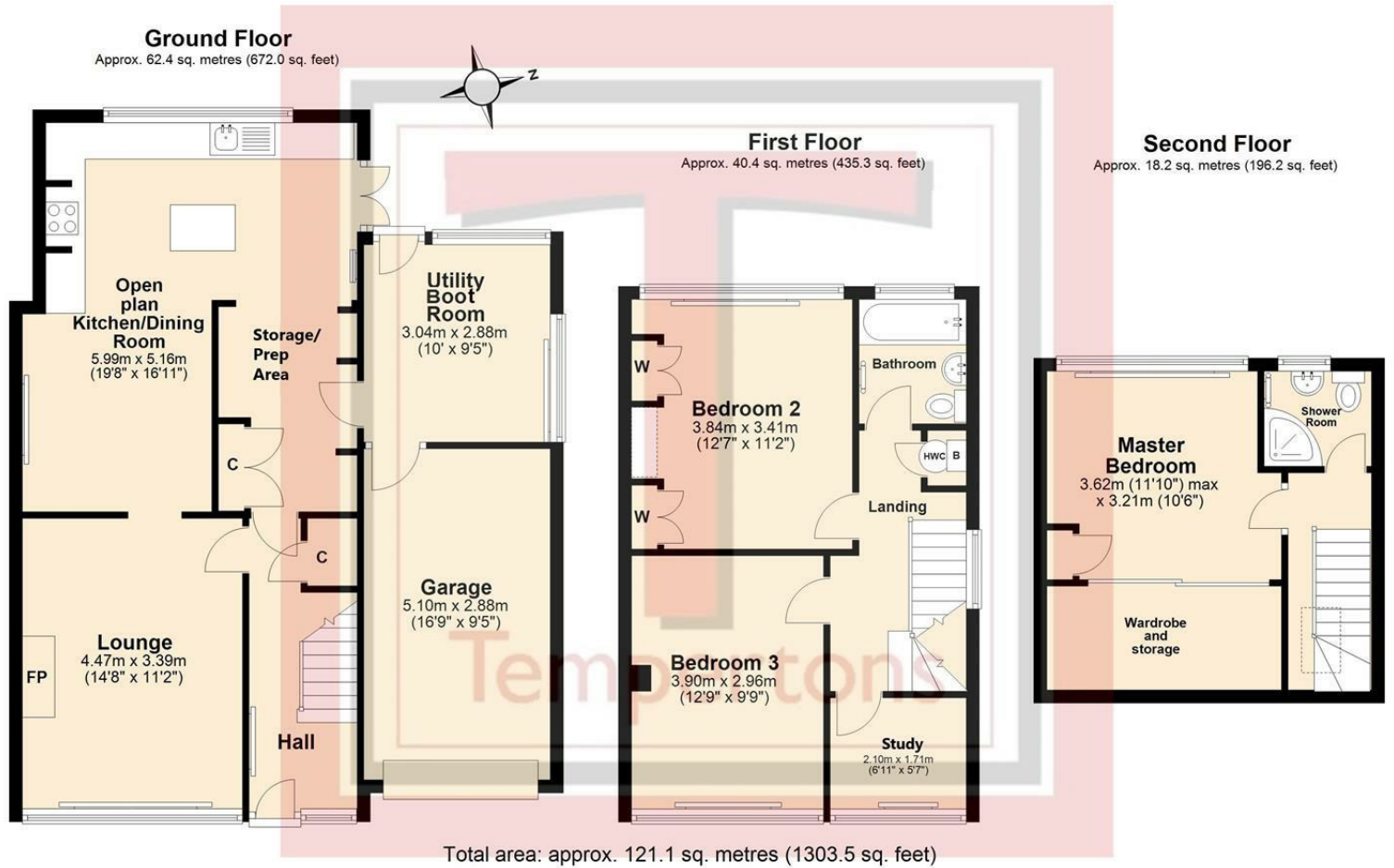
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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 | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 62 | 77 |
| England & Wales | | EU Directive 2002/91/EC |



This floor 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 taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.
Plan produced using PlanUp.

33 Limekiln Lane, 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 firms employment has the authority to make or give any representation or warranty in respect of the property.