

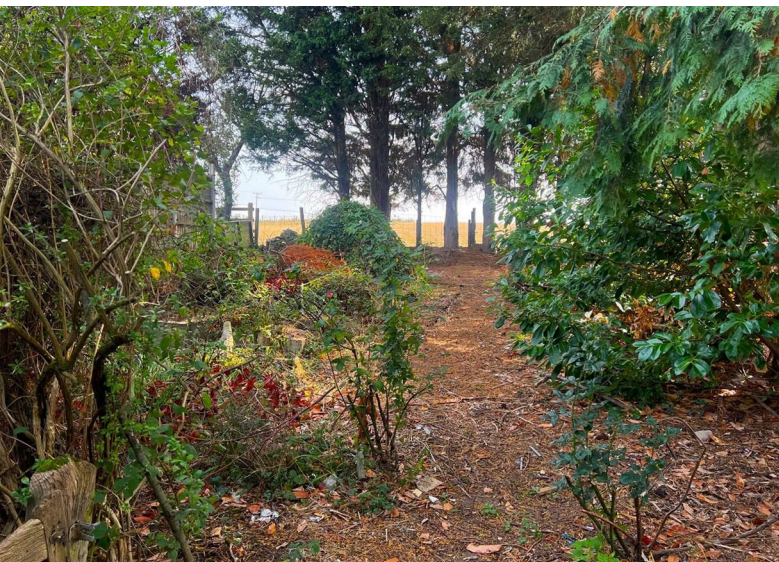


**Estate Agents  
Letting Agents  
Surveyors & Valuers**

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**3 Manor View, Cherrington, TF10 8PH  
Offers In The Region Of £200,000**





# 3 Manor View, Cherrington, TF10 8PH

## Offers In The Region Of £200,000



### **\*\*NO UPWARD CHAIN\*\***

Cherrington is located a short drive from the much favoured village of Tibberton having a primary school, public house, church, pub, community hall and community shop. As well as playing fields and a tennis court. The property is roughly 5 miles from the market town of Newport with its High Street shops, supermarkets, secondary schools and most other local amenities. Telford Town Centre is also within a commutable distance, with its covered shopping centre, retail parks, Southwater leisure development and junction 5 of the M54 motorway is about 9 miles away.

The property is set out in further detail below;

### **Entrance Hall**

With radiator.

### **Lounge**

14'9" x 12'2" (4.52 x 3.72)

A well proportioned room with front aspect window and radiator.

### **Kitchen**

18'1" max x 8'3" (5.53 max x 2.52)

A range of base and wall mounted units comprising cupboards and drawers with work surfaces above. Stainless steel wash basin with drainer. Rear aspect window and sliding patio door to rear garden. Door to...

### **Inner hall**

Side aspect external door.

### **Cloakroom / WC**

Low-level flush WC and side aspect window.

A turned staircase from the Entrance Hall rise to the first Landing, with side aspect window and hatch to loft.

### **Main Bedroom**

11'10" x 10'1" (3.63 x 3.09)

Being of double size with a front aspect window and radiator.

### **Second Bedroom**

10'7" x 8'10" (3.24 x 2.71)

Rear aspect window and radiator. Built-in cupboard housing the gas fired combination boiler.

### **Third Bedroom**

8'10" x 7'4" (2.71 x 2.25)

Rear aspect window and radiator.

### **Bathroom**

Being partially tiled with panelled bath. Low-level flush WC and wash hand basin. Front and side aspect windows.

### **Outside**

The front garden provides off-road parking with lawn to one side, offering potential for a larger driveway if required. Gated side access leads to the good sized rear garden with scope to landscape. Two outbuildings with power. Shed and greenhouse.

### **Additional Information**

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

**EPC RATING:** D

**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:** 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:** The vendors are not aware of any.

**VIEWING:** Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: [sales@tempertons.co.uk](mailto:sales@tempertons.co.uk)

**DIRECTIONS:** From Newport High Street, go past the Church into Lower Bar, over the mini roundabout by the petrol station and then

left at the next roundabout heading towards Edgmond. Continue on this road for about 3-4 miles, passing Harper Adams University, as the road rises up pass the village of Tibberton on the right and continue on the road (B5062) taking the 4th turning on the right signposted Cherrington. The property can be found on the right hand side after a short distance.

### WHG Agents Notes

\*The seller is a registered provider and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director or is a close relative of such a person or an agent on their behalf. The seller also prohibits sales to any person listed on the sellers excluded purchasers list.

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

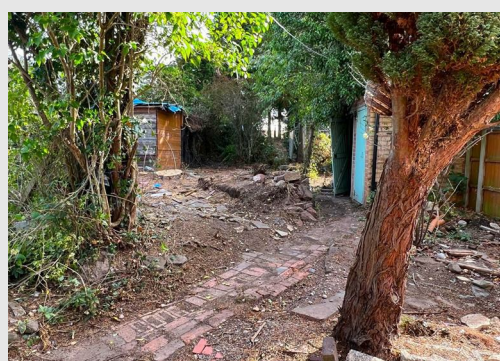
ordering fittings, new carpets or furniture etc.

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 ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £25.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

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.







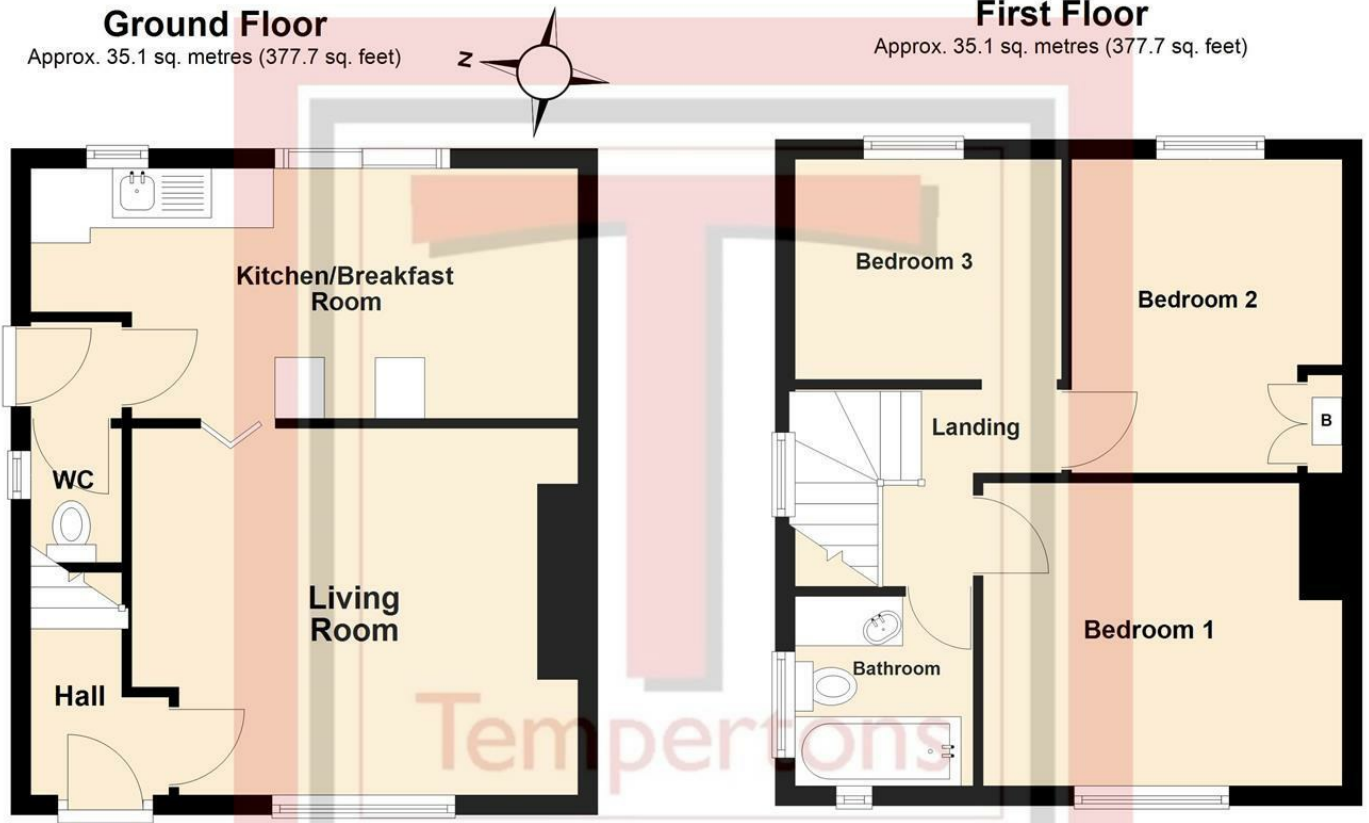
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>68</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### Ground Floor

Approx. 35.1 sq. metres (377.7 sq. feet)

### First Floor

Approx. 35.1 sq. metres (377.7 sq. feet)



Total area: approx. 70.2 sq. metres (755.4 sq. feet)

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.

## 3 Manor View, Cherrington, 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.

