



**Estate Agents
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37 Draycott, Hollinswood, Telford, TF3 2DN
Offers In The Region Of £150,000

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Hollinswood is a well established residential area of Telford, which has a medical practice, community centre, local shop, pharmacy and primary school. Telford Town Centre, Southwater leisure development and Telford Town Park are within easy walking distance, with further retail parks only a short drive away. The M54 and Telford Central Railway Station are close by, allowing for easy commuting to Shrewsbury, Wolverhampton or Birmingham. Hollinswood is also served by a regular buses, making it a popular area for those employed in the many businesses around Telford.

Available with No Upward Chain

The property is positioned on the perimeter of the development with the rear garden backing onto a public area of open space. The house is available with no upward chain and requires areas of general refurbishment and modernisation. The gas centrally heated and double glazed accommodation is set out in more detail as follows:-

uPVC framed/panelled front entrance door to

Enclosed Porch

with laminate flooring and light fitting. Inner door to hall.

Entrance Hall

having laminate flooring, radiators and understairs cupboard.

Full Width Lounge Diner

11'3" x 18'7" (3.45 x 5.67)

with lounge having radiator and uPVC framed double glazed French doors to rear garden. Dining area with radiator. Door to

Sun Room / Conservatory

6'8" x 7'10" (2.05 x 2.40)

having brick base walls with timber framed sealed double glazed elevations above and a mono pitched translucent Polycarbon roof. External door to rear garden. Ceramic tiled floor and radiator.

Kitchen

12'9" x 6'5" (3.91 x 1.96)

range of fitted base and wall mounted cupboards and comprising a stainless steel single basin single drainer sink unit. Recess beneath drainer to accommodate a larder style fridge. Two corner cupboards, a double cupboard and a 3 drawer unit, all with worktop to finish. Gas cooker. Two double and three matching wall cabinets. Space for a washing machine and condensing dryer. Extractor hood, radiator and tiled floor. Internal doors to hallway and dining area. uPVC framed double glazed window to the front.

From the hall stairs to

Landing

off are two built in cupboards and an airing cupboard. Also

Bedroom One

11'10" x 8'9" (3.63 x 2.67)

a double size bedroom with double glazed window to the rear. Built in wardrobes to one wall with sliding mirrored fronts. Radiator.

Bedroom Two

9'4" x 9'10" (2.87 x 3.00)

a double size bedroom with double glazed window to the rear. Radiator.

Bedroom Three

10'3" x 6'7" (3.14 x 2.01)

a single size bedroom with double glazed window to the front. Radiator. Cupboard housing central heating boiler.

Bathroom

modern white suite comprising panelled bath with electric shower over and inset wash hand basin. Heated towel rail. Panelled lined walls. Patterned double glazed window.

Separate W.C.

low level flush W.C. Patterned double glazed window.

Outside

The house is set back off the estate road by an open front garden finished to lawn. Driveway parking space for one car. Integrated single garage with up-over door to the front. The enclosed rear garden is mainly set out to slatted patio with lawn beyond. Useful brick and pantile garden store. Gated rear access to a car park and an area of public open space.

Additional Information

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

EPC RATING: D (62)

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. Vendors have made us aware that there are not 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 not aware of any onerous rights or restrictions affecting the property.

FLOODING ISSUES: The property has not been subject to flooding within the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any planning permissions or developments which may have an impact the property.

COAL FIELDS/MINING: The vendor is not aware of any mining related issues having affected the property. Telford is an historic mining area and potential buyers are advised to make their own investigations regarding this.

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

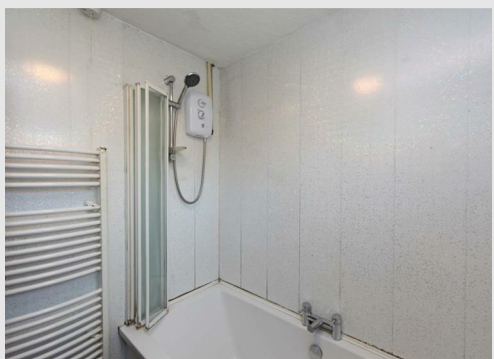
approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

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 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 £30.00 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.

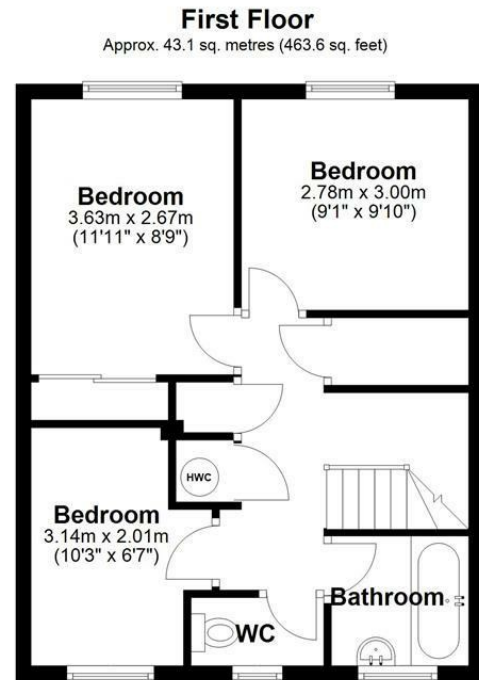
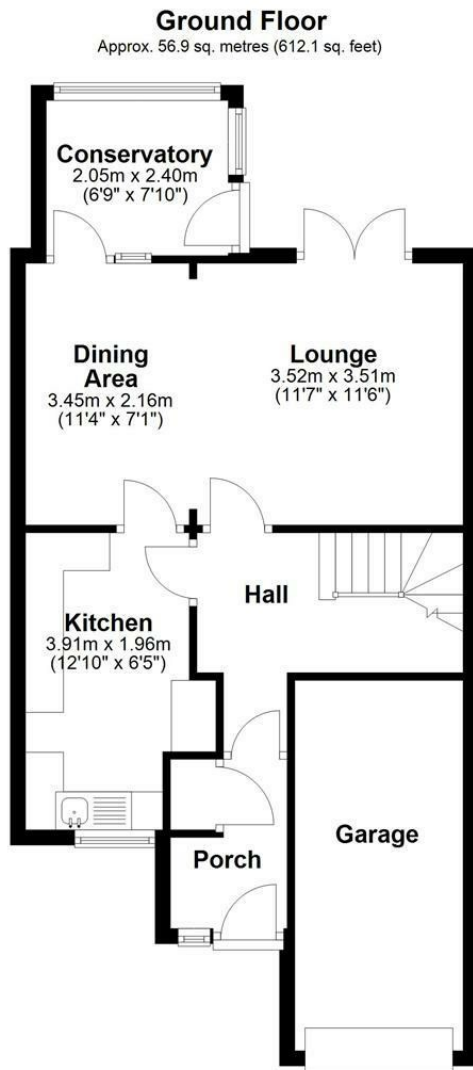
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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) 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	83
England & Wales		EU Directive 2002/91/EC



Total area: approx. 99.9 sq. metres (1075.7 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.