Tempertons

Estate Agents
Letting Agents
Surveyors & Valuers

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



19 Lincoln Road, Wrockwardine Wood, Telford, TF2 6LF

Offers In The Region Of £155,000

3 | 1 | 1 | D





19 Lincoln Road, Wrockwardine Wood, Telford, TF2 6LF
Offers In The Region Of £155,000





The property is situated in a popular residential area about 1/4 mile from the town of Oakengates, close to schools, doctors surgeries, train and bus stations and other amenities. Telford Town Centre, with its comprehensive range of shopping and leisure facilities is approximately 2 miles away.

Ideally suited for first time buyers and investors alike, the extended accommodation includes two double bedrooms, a single bedroom/nursery, modern kitchen and good sized lounge/diner.

The property in greater detail:-

uPVC panelled double glazed entrance door into

Lounge/Diner
22'7" x 11'3" (6.90 x 3.45)
with two tiled recesses as a property feature. Two radiators. uPVC double glazed window having front aspect.

Modern Kitchen
10'11" x 8'2" (3.35 x 2.50)
having a range of fitted beech effect cabinets comprising base and wall-mounted cupboards and drawers with contrasting work surfaces and complementary tiling including inset stainless steel sink and drainer unit with recess and plumbing provision beneath for a washing machine. Built-in electric oven and grill with matching four-ring gas hob above. and chimney style extractor hood over. Integral dishwasher. Panelled radiator. uPVC double glazed window and external door leading to the rear garden.

Stairs rise from Lounge to the first floor

Landing
having access hatch to loft space. Panelled radiator. Built-in storage cupboard.

Bedroom One
11'3" x 10'5" (3.45 x 3.20)
with uPVC double glazed window having front aspect. Panelled radiator.

Bedroom Two
14'11" x 8'2" (4.57 x 2.50)
having uPVC double glazed window with rear aspect. Panelled radiator.

Bedroom Three/Nursery
9'4" x 5'1" (2.85 x 1.57)
with walk-in wardrobe having hanging rail and shelf. Double glazed roof light. Panelled radiator.

Shower Room
having a complete white suite comprising fully tiled shower cubicle with chrome faced mains shower. Inset wash hand basin having tiled surround and base cupboard below. Low level flush W.C. Heated towel radiator. Inset ceiling spotlights. Extractor fan.

Outside
The property is approached from the road over a walled forecourt having gravelled area. A shared passageway extends the length of the property, opening out into the rear garden, laid to full width patio area. Grassed areas and an ornamental pond are surrounded by wooden fencing and a concrete pathway backing on to The Cockshutt Country Park.

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

EPC RATING: D (66)

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 aware of an access passageway (shared with No. 17) to provide pedestrian access to the rear of 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 planned permissions or developments that may impact the property.

COAL FIELDS/MINING: The vendor has confirmed that the property has not been affected by any mining related issues. We are aware of an historic mine entrance located within 20 metres of the property boundary. A second mine entry has also been identified as being 6 metres away but it is understood this is outside the property boundary. It is our understanding that the property's main building(s) do not fall within the zone of influence of the mine entries identified. Prospective purchasers are recommended to take

advice from their financial and legal advisors.

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

DIRECTIONS: From Oakengates centre proceed along Stafford Road into Wrockwardine Wood. Take the right hand turning into Middle Road and at the junction turn left into Lincoln Road. After a short distance the property can be found on the 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 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.

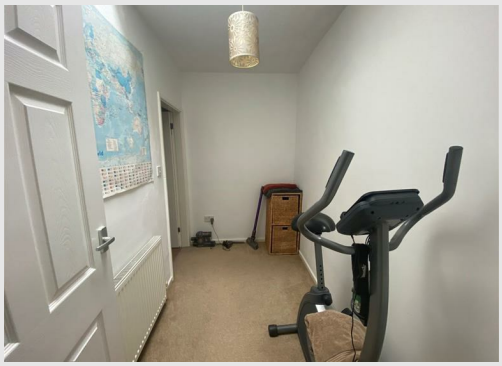
6. We will not allow any recording of the property by means of cameras, mobile phones, Meta glasses or other devices unless the consent of the vendor has been sought and given in advance of the viewing.

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.

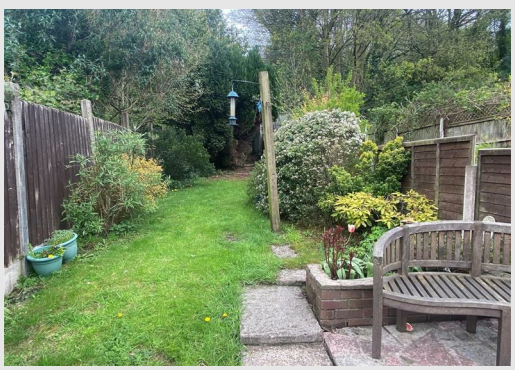






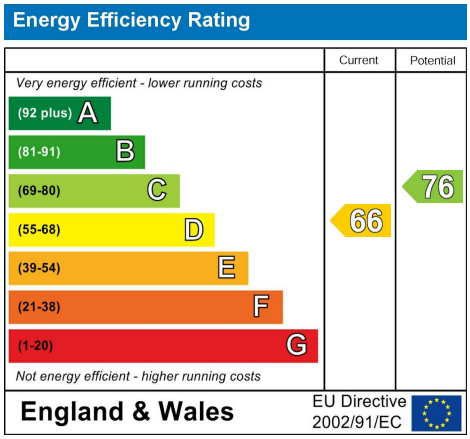


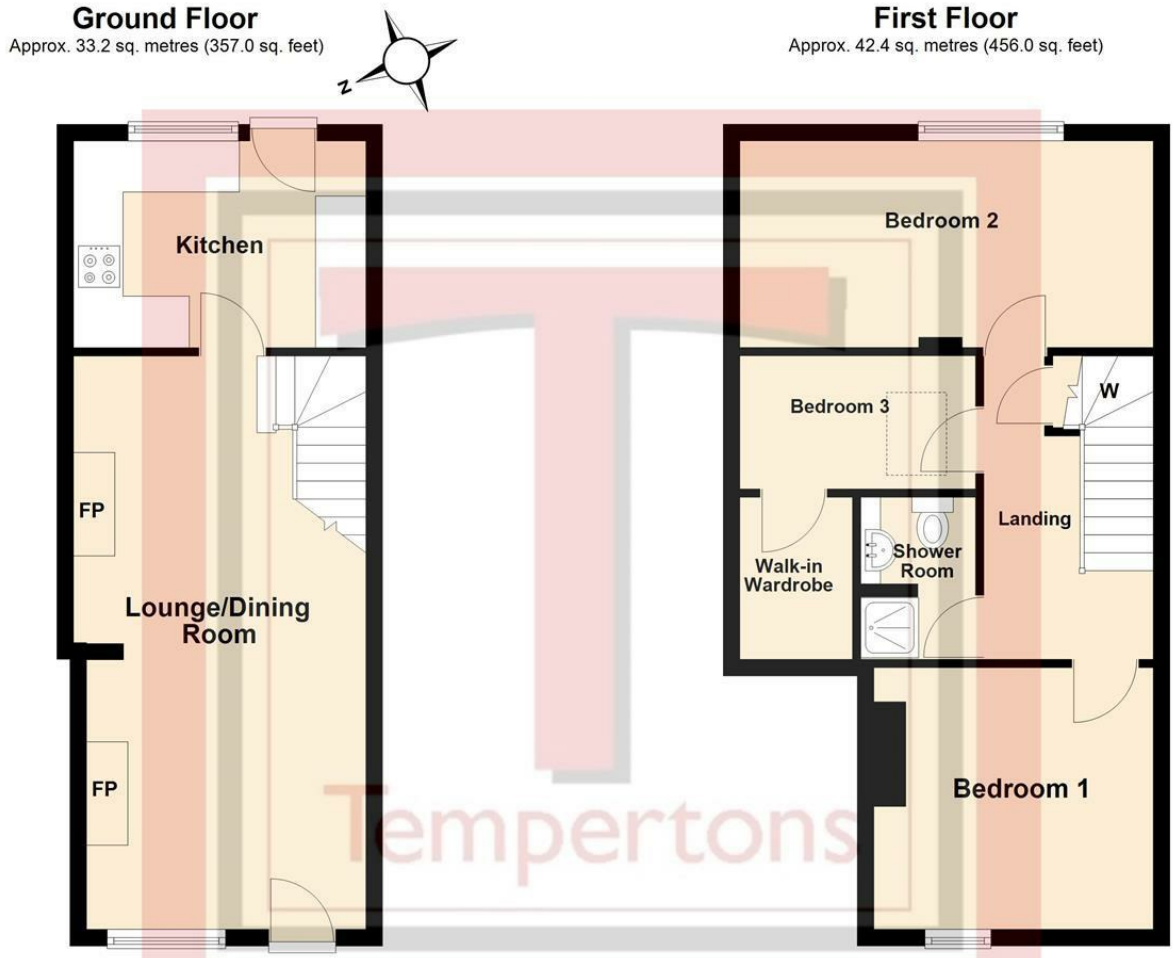












Total area: approx. 75.5 sq. metres (812.9 sq. feet)

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.

19 Lincoln Road, Wrockwardine Wood, Telford

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.