Tempertons

Estate Agents
Letting Agents
Surveyors & Valuers

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



West View Hillside, Lilleshall, Newport, TF10 9HG

Offers In The Region Of £575,000

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Available with No Upward Chain
The property provides flexible, substantial and well presented accommodation including 3/4 double bedrooms, 2/3 Receptions, modern dining kitchen, family bathroom and ensuite to principal bedroom, as well as an integral double garage and a separate double garage.

Lilleshall Village is a thriving community, and central to this is the Parish Church of St Michael and All Angels, a village hall, cricket club, tennis courts and primary school, which has a good 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.

Enclosed Porch
with uPVC double glazed entrance door, lantern light and quarry tiled floor into: -

Hallway
having uPVC double glazed front aspect. Radiator and built-in double width wardrobes.

Study/Bedroom
10'11" x 8'9" (3.35 x 2.67)
with radiator and double glazed uPVC window and front aspect.

A short staircase from the Hallway leads to the lower ground floor and:

Kitchen/Breakfast Room
14'8" x 17'3" (4.49 x 5.28)
having a range of Ivory coloured shaker style cabinets comprising base and wall mounted cupboards and drawers with contrasting work surfaces. Inset composite sink and drainer unit. Integrated fridge and dishwasher. Built-in double oven and separate 4 ring ceramic hob. Useful built-in understairs shelved storage cupboard. Two radiators. Laminate flooring and double glazed rear aspect windows.

Double doors open to:-

Dining/Sitting Room
12'7" x 13'7" (3.86 x 4.15)
with double glazed uPVC sliding patio doors enjoying views across open fields. Radiator.

Multi-paned glazed internal door from the Kitchen leads to a tiled floor LOBBY having side aspect double glazed windows.

Cloakroom/W.C.
having pedestal wash-hand basin and close coupled WC. Radiator and wall tiling to half height. Side aspect double glazed window.

From the lobby, glazed door opens to:-

Conservatory
9'3" x 16'0" (2.83 x 4.90)
with uPVC double glazed windows and doors opening to the rear garden having views across open fields towards The Wrekin. Ceramic tiled floor.

A short staircase from the Hallway rises to an upper ground floor landing and onto:-

Lounge
14'9" x 16'1" (4.50 x 4.91)
having side and rear aspect double glazed windows and doors opening to a Balcony. Radiator.

Refitted Shower Room
being fully tiled with low profile shower cubicle and modesty screen with electric shower unit. Inset wide wash-hand basin and double drawers below. Close coupled WC with electric powered seat. Radiator. uPVC double glazed rear window.

Bedroom
10'9" x 11'4" (3.30 x 3.46)
having double width built-in wardrobe with hanging rail and shelf. Radiator and uPVC double glazed rear aspect window.

Further stairs rise to the upper Landing having radiator and access hatch to loft space. Shelved Airing Cupboard.

Principal Bedroom
16'0" x 15'10" (max) (4.89 x 4.83 (max))
with built-in double width wardrobe having hanging rail and shelving. Double glazed front and side aspect windows. Radiator.

En-suite Shower Room
having fully fitted shower cubicle with electric shower unit. Inset wash-hand basin having base cupboard below and fitted drawers. Close coupled WC. Ceramic tiled floor and radiator. Double glazed window..

Bedroom
8'11" x 10'2" (2.72 x 3.11)
with front aspect uPVC double glazed widow. Radiator and built-in double width wardrobe.

Outside
The property is approached off Hillside over a wide tarmacadam driveway providing ample off-road parking for several vehicles leading to a integral double GARAGE (5.05m x 4.83m) having electric controlled roller shutter doors. Power and light. Fitted base cupboards and work surface above with plumbing provision for washing machine, etc. Radiator and central heating boiler. Double glazed window and courtesy door.

A separate second detached Garage (5.25m x 5.06m) is also accessed off the driveway with roller shutter door and overhead storage.

The front is laid chiefly to mature shrubs and specimen trees having access via side gates to the landscaped rear garden having a range of flowering plants, trees, bushes, perennials surrounding the property with shaped lawns and an ornamental pond, all enjoying both a private aspect and views across the local countryside. Timber Summerhouse and outside tap.

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

EPC RATING: C (73)

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

Tel: 01952 812519 **Email:** sales@tempertons.co.uk

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: Telford is a historic coal mining area but 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 Town Centre take the Wellington Road towards the edge of town and at the roundabout take the third exit onto the A518 towards Telford. At the Red House roundabout continue over, ignoring the signpost to Lilleshall on the left. After a short distance, take the next left onto Old Wellington Road and then first left onto Nursery Lane. At the first sharp bend, turn left onto Hillside West and follow this narrow road along where the property will 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 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.

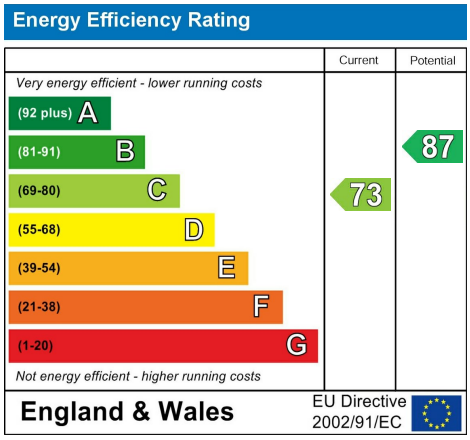


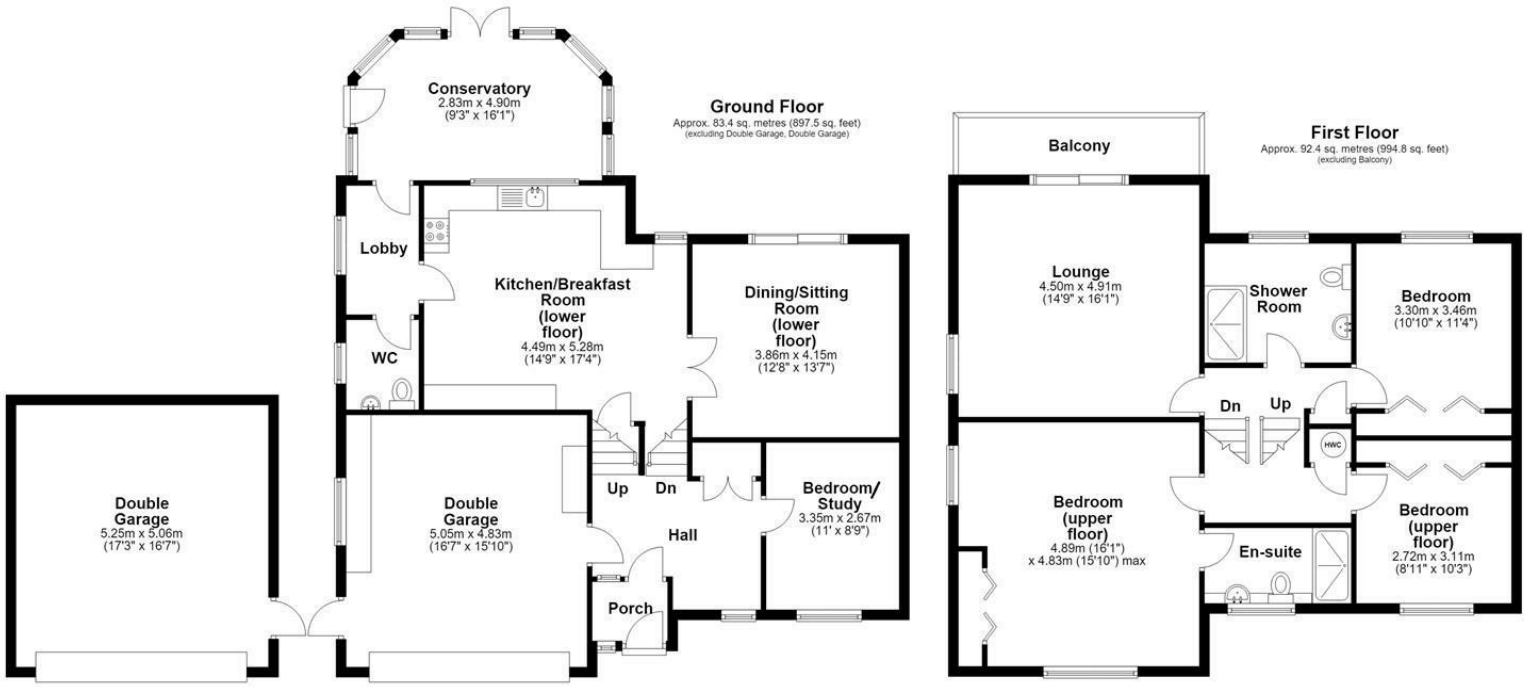










Total area: approx. 175.8 sq. metres (1892.4 sq. feet)

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