



CHEZ NOUS

WATERS UPTON | TELFORD | SHROPSHIRE | TF6 6NP

Halls¹⁸⁴⁵



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Telford 8.3 miles | Shrewsbury 12.8 miles
(all mileages are approximate)

A BEAUTIFULLY PRESENTED AND ATTRACTIVELY EXTENDED DETACHED
BUNGALOW, PROVIDING A SUPERB AND SPACIOUS LIVING
ENVIRONMENT, SET WITH GARAGING AND DELIGHTFUL GARDENS.

Popular residential location
Impressively extended accommodation
Beautifully presented and appointed
Generous driveway parking and garaging
Feature large gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

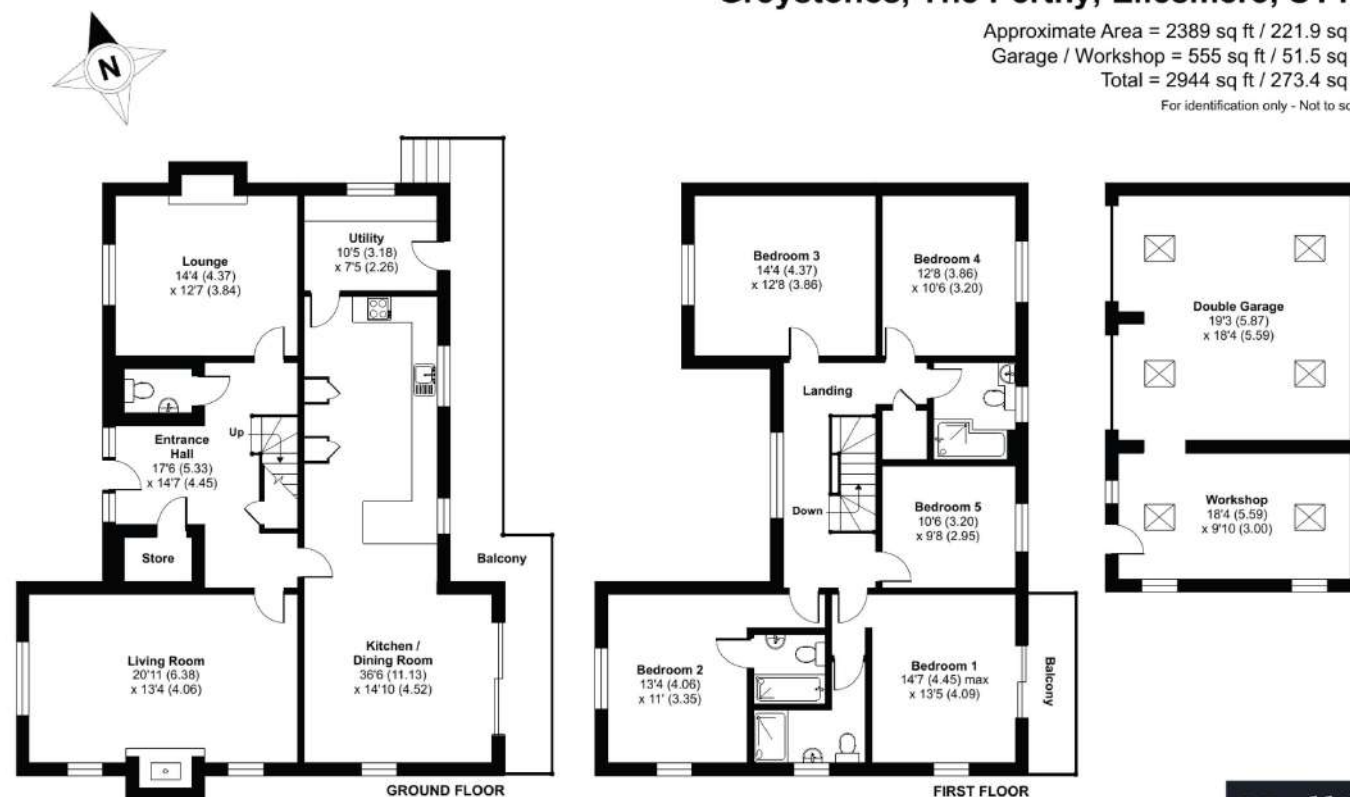
From Shrewsbury, head out along the B5062, passing through the village of Roden. On arrival at High Ercall turn right at the junction and continue for a distance, taking the left turn at the next roundabout signposted Crudgington. Continue along and on arriving at Crudgington, take the A442 towards Waters Upton. Proceed into the village and on passing The Lion Inn Restaurant on the right hand side, take the right turn signposted Great Bolas and Childs Ercall and after a short distance, Chez Nous will be identified on the right hand side.

SITUATION

Waters Upton is a charming village, featuring a local shop and post office and a popular Indian restaurant/pub. The village offer convenient access to the nearby market towns of Newport and Wellington, aswell as excellent commuters links to Telford, Shrewsbury and the M54 motorway. Crudgington primary school is close by, while Newport and Wellington are known for their highly regarded schools and also provides a variety of independent shops, supermarkets and restaurants.

PROPERTY

Chez Nous is a beautifully presented and impressively extended detached bungalow that is sure to appeal to a wide range of buyers. The property is entered via a storm porch into a welcoming reception hall, leading through to a stunning open-plan kitchen and dining area featuring an extensive range of contemporary soft-close units, Quartz work surfaces, integrated Zanussi and AEG appliances, a lantern roof, picture windows and bi-folding doors opening onto the rear sun terrace and gardens. The dining area also provides internal access to the attached garage, while the separate living room offers a cosy yet stylish space with a striking log-burning stove set on a granite hearth and further bi-folding doors leading directly to the outdoor entertaining area.



There are two generous double bedrooms, with the principal bedroom benefiting from dual-aspect windows and a spacious walk-in dressing room, while the second bedroom includes built-in storage. The accommodation is completed by a modern wet room, a practical utility/rear lobby with plumbing for a washing machine, twin-bowl sink and access to both the front and rear of the property, together with a guest WC and an additional garden WC.

OUTSIDE

Outside, ornamental iron gates open onto a generous tarmac driveway providing ample off-road parking and access to the attached garage, which benefits from power, lighting and rear access. The bungalow occupies an attractive plot with extensive front lawns bordered by established shrubs, while the particularly generous rear garden has been



thoughtfully landscaped to include a spacious Indian sandstone sun terrace, sweeping lawns, gravelled seating areas and well-stocked planting beds offering excellent potential for keen gardeners.

GENERAL REMARKS

AGENTS NOTE

Prospective purchasers should be aware, the extension to the rear of the bungalow which incorporates the dining area, does not have planning permission or building regulations approval. The current owner has currently been unable to obtain an indemnity policy.

ONLINE TIMED AUCTION

Chez Nous will be offered for sale by Unconditional Online Timed Auction, bidding opens at 12 midday on Thursday 29th October and closes at 12 midday on Monday 2nd November. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

CONTACT AND SPECIAL CONDITIONS

The property will be sold subject to the Special Conditions of Sale, which can be requested from Halls, the Auctioneers or the Solicitors at Wace Morgan Shrewsbury prior to the date of the auction. The purchasers shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of Sale or not.

GUIDE PRICE AND RESERVE

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

BUYERS PREMIUM

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, the purchaser will be responsible for paying a Buyer's Premium as noted. This is additional to the purchase price and set at 3.5% plus VAT of the "hammer price", subject to a minimum fee of £4,000 plus VAT or if the "hammer price" is £24,999 or less there will be a fixed fee of £2,000 plus VAT.

SOLICITORS

Wace Morgan Solicitors, Sequoia House, Shrewsbury Business Park, Shrewsbury, SY2 6FG - Ms Jacynta Walsh - Telephone: 01743 280100 - Email: jacynta.walsh@wmlaw.co.uk

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

Council tax band - C



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.



