







12 Wrekin View, Telford, TF6 5DL
Offers In The Region Of £260,000

Number 12 is a well proportioned, three bedroomed semi-detached house of brick and tile construction, situated in a highly desirable village location with lovely views of the Wrekin to the front. The vendors have presented the property to a good standard, finished in neutral colours throughout. The ground floor is set out to a full-depth lounge, breakfast kitchen, cloakroom / WC and a versatile lobby / storage room with utility cupboard. The first floor comprises three good sized bedrooms and a shower room. Externally, enclosed gardens to the front and rear set to areas of established lawn.

The popular Village of Wrockwardine is served by St. Peters Church and a Village Hall. Approximately 2.5 miles distant from the Market Town of Wellington which offers a traditional market, Library, Leisure Centre, two supermarkets and schools. Shrewsbury is approximately 11 miles along the A5 or M54 / A5 Bypass and Telford Town Centre is approximately 6 miles distant along the M54.

The property is offered with NO UPWARD CHAIN, set out in further detail below;

Brick built PORCH with quarry tiled flooring, composite front door into...

Entrance Hall
Having quarry tiled flooring and radiator.

Lounge
16'4" x 10'4" (4.99 x 3.17)
A bright and spacious room having dual aspect with front and rear aspect uPVC framed double glazed windows. Oak laminate flooring and two radiators.

Breakfast Kitchen
10'8" x 9'10" (3.26 x 3.01)
Base and wall mounted units comprising cupboards and drawers with contrasting work surfaces above. Alcove for cooker with fitted extractor. Stainless steel 1 1/2 wash basin with drainer and space and plumbing provision for dishwasher below. Wood effect vinyl flooring and radiator. Rear aspect uPVC double glazed window and door to...

Lobby / Storage
8'1" x 5'8" (2.47 x 1.74)
A versatile space having a side aspect uPVC double glazed window and courtesy door. Storage shelves. Door to...

Utility cupboard
Having space and plumbing for a washing machine and space above for a condenser dryer.

Cloakroom / WC
Wash hand basin and low-level flush WC. Tiled floor and side aspect uPVC double glazed window.

Stairs rise to the first floor Landing, having front aspect uPVC double glazed window, hatch to loft and cupboard housing combination boiler.

Main Bedroom
16'4" x 9'7" (4.99 x 2.94)
Double bedroom with dual aspect, having front and rear uPVC double glazed windows. Oak laminate flooring and radiator.

Second Bedroom
11'1" x 9'10" (3.40 x 3.00)
Double bedroom having a rear aspect uPVC double glazed window and radiator. Oak laminate flooring.

Third Bedroom
11'1" x 6'2" (3.40 x 1.90)
Having a front aspect uPVC double glazed window and radiator. Oak laminate flooring.

Shower Room
Shower cubicle having a mains feed shower. Wall mounted wash basin with storage below and low-level flush WC. Rear aspect uPVC double glazed window and chrome towel radiator.

Outside
Shared pedestrian gate and path opens to the subject property's front garden, screened by mature hedges, set to shaped lawn and mature shrubbed area. A side gate leads to the private rear garden, set to lawn with central path to small patio area and garden shed.

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

EPC RATING: C

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: TBC

FLOODING ISSUES: TBC

PLANNING PERMISSIONS/DEVELOPMENTS: TBC

COAL FIELDS/MINING: Telford is a historic coal mining area, but no mining related issues have been reported to us.

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

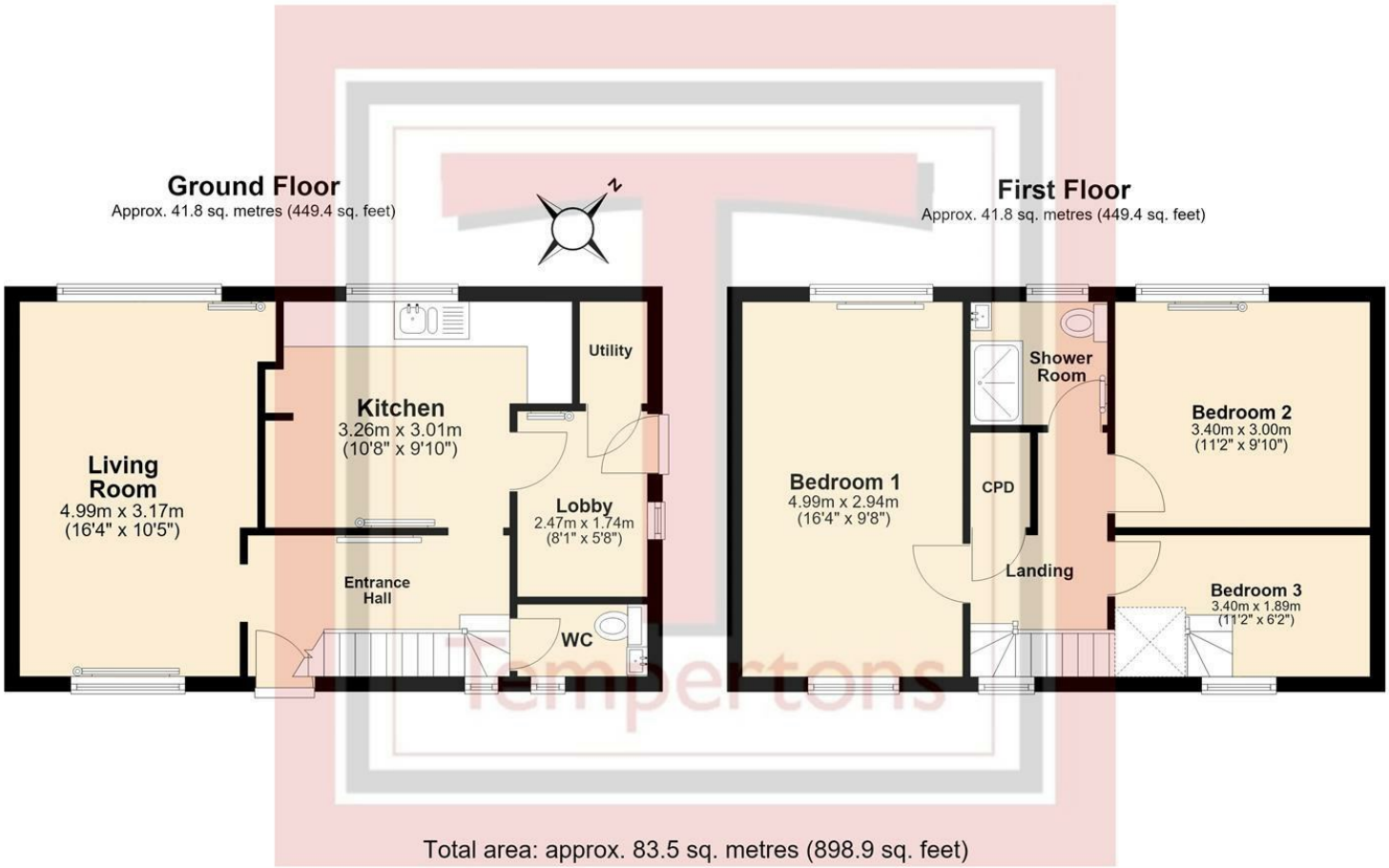
that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

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.

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.

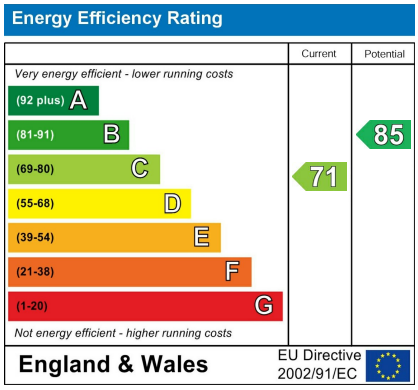


Total area: approx. 83.5 sq. metres (898.9 sq. feet)

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.

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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.

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