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19 Lincoln Road, Wrockwardine Wood, Telford, TF2 6LF
Offers In The Region Of £159,995

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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.

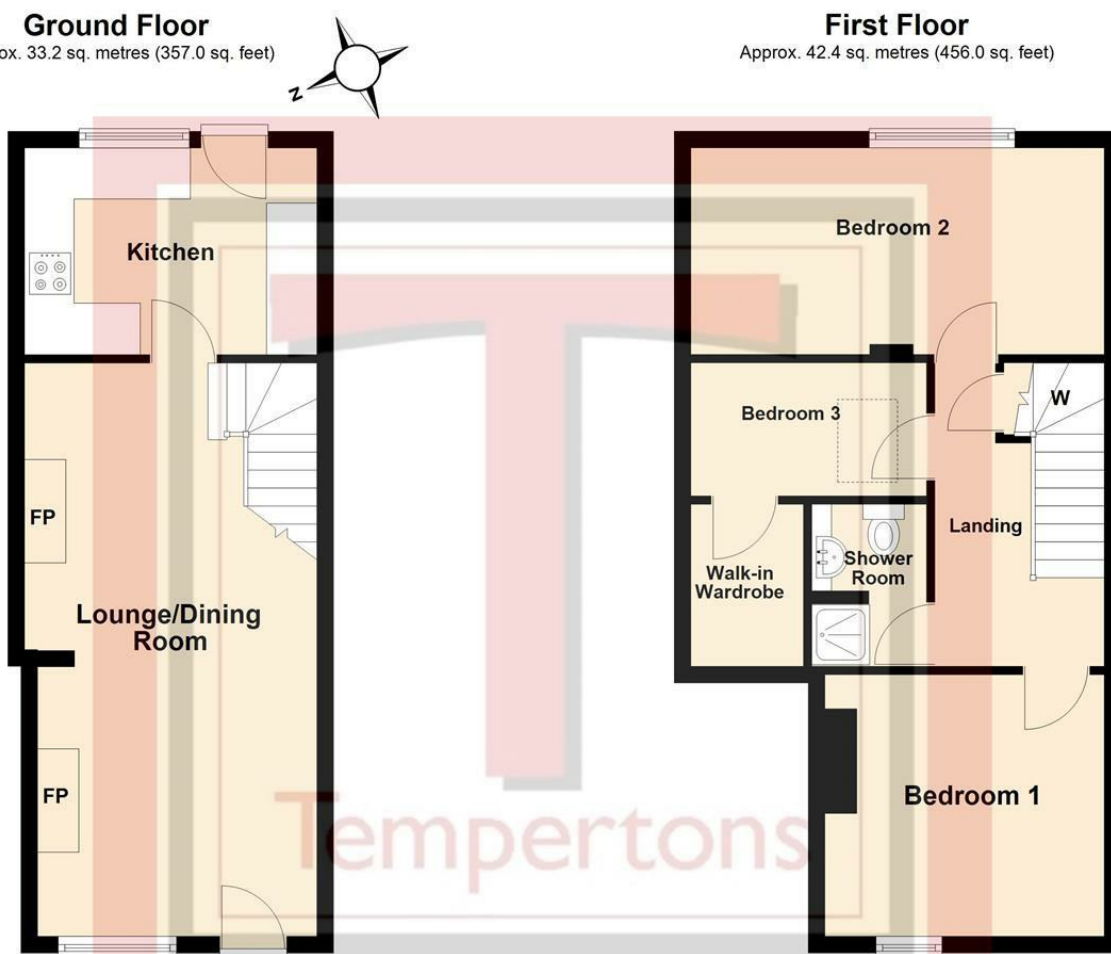




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	76
England & Wales		EU Directive 2002/91/EC

Ground Floor
Approx. 33.2 sq. metres (357.0 sq. feet)

First Floor
Approx. 42.4 sq. metres (456.0 sq. feet)



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.

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