



**Estate Agents
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**4 Old Farm Old Farm Lane, Lilleshall, Newport, TF10 9HB
Offers In The Region Of £285,000**

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

The double glazed accommodation with electric heating comprises;
Timber panelled front door into...

Entrance Hall

With quarry tiled flooring.

Kitchen

18'0" x 6'11" (5.49 x 2.11)

Having a range of wooden cabinets comprising base and wall mounted cupboards and drawers with matching work surfaces and complimentary wall tiling. Inset composite sink and drainer with space and provision for washing machine and dryer. Useful recess for upright fridge / freezer. Built-in electric oven and grill with separate 4 ring ceramic hob above. Double glazed windows with front and rear aspects. Quarry tiled floor and electric storage heater.

Lounge

18'2" x 11'11" (5.54 x 3.64)

With an attractive full-height brick built fireplace and tiled hearth incorporating cast iron log burner. Front and rear aspect double glazed windows and electric storage heater.

Off the Hall

Ground Floor Shower Room

Comprising a complete modern white suite with double width shower cubicle and electric shower unit having sliding modesty screen. Wash hand basin with double width drawers below and close coupled WC. Chrome faced electric ladder radiator and double glazed window with patterned glazing.

Stairs from the Lounge rise to the first floor Landing with front aspect window.

Bedroom One

9'9" x 8'11" max (2.99 x 2.72 max)

With built-in shelved airing cupboard and electric storage heater. Double glazed window having front aspect.

Bedroom Two

11'11" x 7'11" (3.64 x 2.42)

Having cast iron Victorian grate. Electric storage heater and double glazed rear aspect window.

Bedroom Three

18'0" x 6'11" (5.49 x 2.11)

With exposed floor boards as a property feature. Victorian cast iron grate. Rear aspect double glazed window

Outside

The property is approached off Old Farm Lane over a shared access Lane leading to a parking space immediately to the front of the property with a ornamental coloured stone and paved area leading to the home. Across the Lane there is a row of brick and tile built outbuildings providing useful storage space, having potential to be used as a home office.

The Lounge also opens to an attractive enclosed rear courtyard, laid predominately to pavings, having a number of pots and plants enjoying a sunny aspect.

Additional Information

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

EPC RATING: E (51)

TENURE: We are advised by the Vendors, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity 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: The property is approached over a shared access lane having a right of way over.

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: 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 High Street, take the Wellington Road towards the edge of town, continuing to the roundabout with the A518. Take the third exit towards Telford and at the next roundabout (with the Red House Public House), take the first turning towards Lilleshall. Follow this road along into the village and at the Green, turn left into Old Farm Lane. After a short distance the property will be found on 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.

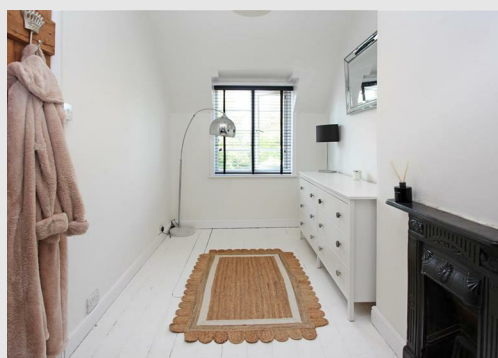
3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

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 Smart Search 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 £25.00 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.

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.

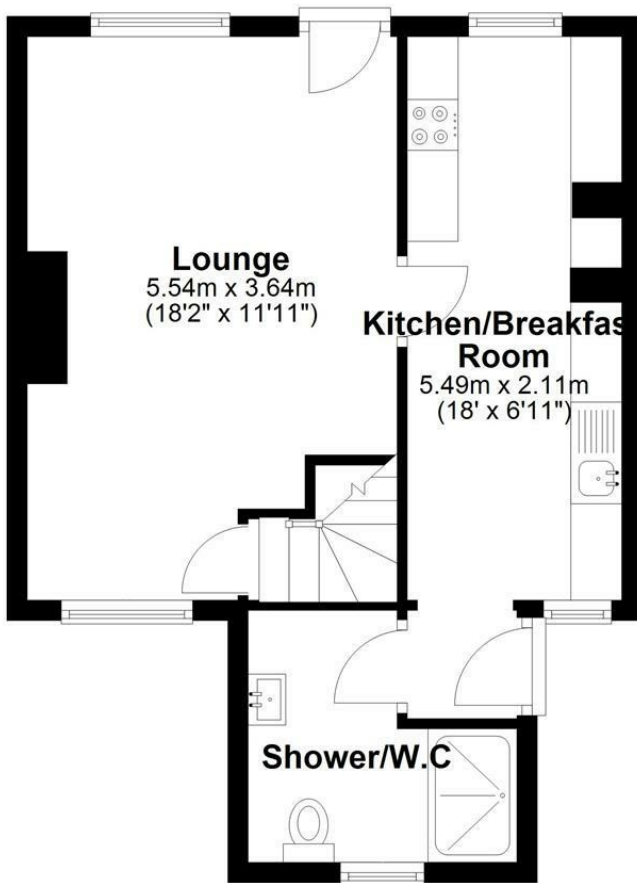




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

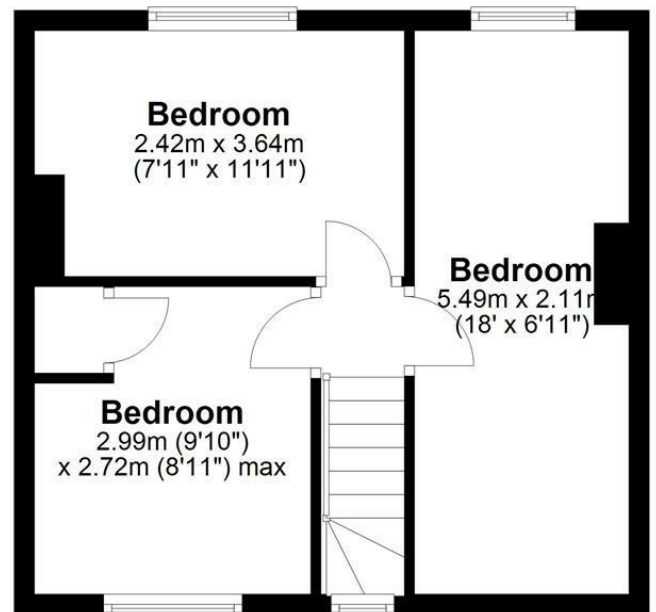
Ground Floor

Approx. 39.9 sq. metres (429.2 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.7 sq. feet)



Total area: approx. 72.2 sq. metres (776.9 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.