



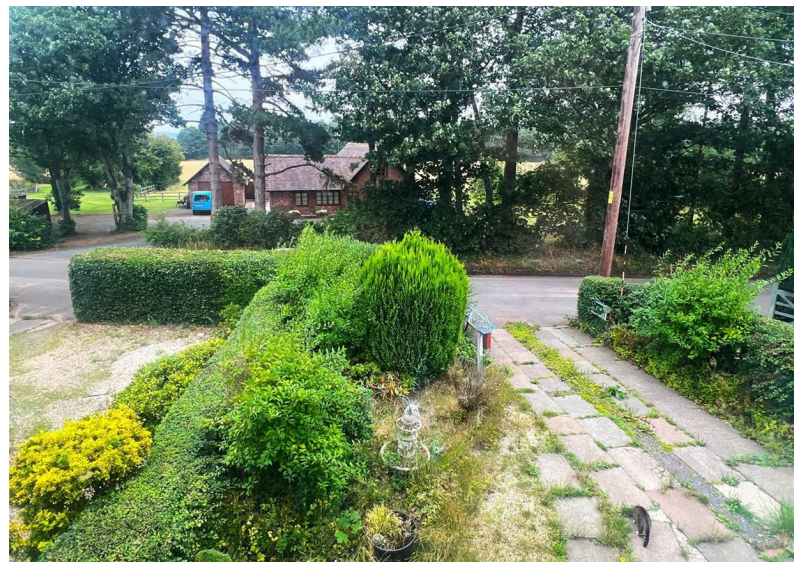
**Estate Agents
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Surveyors & Valuers**

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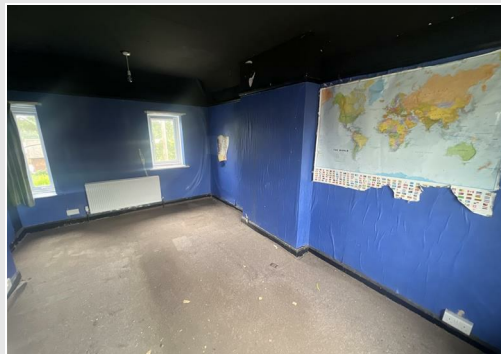
2 Littlehales Road, Chetwynd Aston, Newport, TF10 9AJ
Offers In The Region Of £220,000

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2 Littlehales Road, Chetwynd Aston, Newport, TF10 9AJ

Offers In The Region Of £220,000



Available with No Upward Chain

Three bedroomed semi-detached property of traditional brick and tile construction, situated in a stunning idyllic rural position but within close proximity to the Newport town amenities. The property benefits from uPVC double glazing throughout but is in need of some general modernisation / refurbishment.

There are highly regarded schools in Newport, with excellent OFSTED ratings, including two selective secondary schools, along with a selection of independent shops, larger chain style shops and supermarkets, as well as a variety of leisure facilities. Regular bus services run from the centre of Newport to the larger towns of Telford (10 miles) and Stafford (16 miles) with their mainline train stations, wider range of shops and leisure facilities. Commuting to Chester, Shrewsbury, Wolverhampton or Birmingham would be possible as there is to easy access to the main road network from Newport.

The property is set out in further detail below;

Front door into...

Entrance Hall

With radiator. Door to...

Bathroom

With panelled bath and pedestal wash basin. Radiator and front aspect double glazed window.

Kitchen

10'2" x 8'11" (3.10 x 2.73)

Base and wall mounted units comprising cupboards and drawers with contrasting work surfaces above. Stainless steel sink with drainer. Space and plumbing provision for washing machine. Understairs cupboard. Side aspect double glazed window and door to...

Inner Hall

Door to rear garden and door to...

WC / Cloakroom

Having a low-level flush WC and wash hand basin. Rear double glazed window and radiator.

Full-Depth Living Room

15'11" x 11'10" (4.87 x 3.62)

A well proportioned room with front and rear aspect double glazed windows. Two radiators.

Stairs from the Entrance hall rise to the first floor Landing, with hatch to loft and rear aspect double glazed window.

Main Bedroom

15'10" x 9'1" (4.83 x 2.79)

A good sized bedroom having front and rear aspect double glazed windows. Built-in cupboard housing the hot water cylinder. Radiator.

Bedroom Two

11'11" x 7'10" (3.64 x 2.40)

Double bedroom having a front aspect double glazed window and radiator.

Third Bedroom

8'9" x 7'7" (2.67 x 2.33)

Having a rear aspect double glazed window and radiator.

Outside

The property is approached off Littlehales Road onto a paved driveway providing off-road parking. Gated side access leads to the good sized rear garden, in need of some general landscaping. Useful brick and tile store, greenhouse and storage shed.

Additional Information

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

EPC RATING: E

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 and drainage are connected. The property is heated by an air source heat pump via wall mounted radiators where indicated.

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: The vendors are not aware of any affecting the property.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

DIRECTIONS: From the New High Street, proceed south towards Upper Bar and then onto Station Road. At the roundabout, take the second exit to Chetwynd Aston. After a short distance, take a right turning just before the Wheatsheaf and follow the road along, the property can be found on your right hand side.

WHG Agents Notes

*The seller is a registered provider and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director or is a close relative of such a person or an agent on their behalf. The seller also prohibits sales to any person listed on the sellers excluded purchasers list.

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.

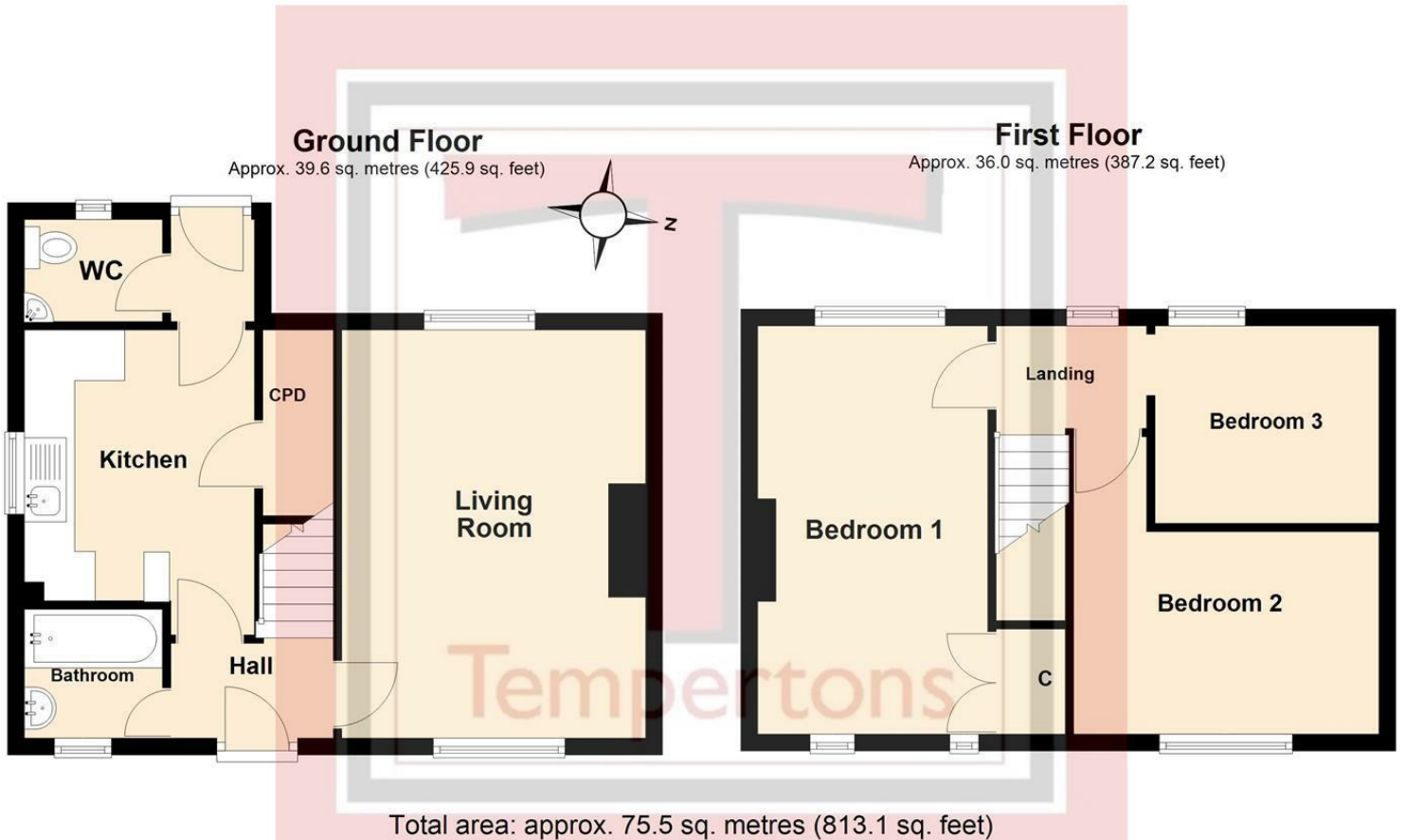
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		
	42	59
England & Wales		EU Directive 2002/91/EC



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.

2 Littlehales Road, Field Aston, Newport

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.

