



**Estate Agents  
Letting Agents  
Surveyors & Valuers**

23 - 25 High Street  
Newport  
Shropshire  
TF10 7AT  
01952 812519  
sales@tempertons.co.uk



**4 Manor Place, Crudgington, Telford, TF6 6JH**

**Offers In The Region Of £185,000**





# 4 Manor Place, Crudgington, Telford, TF6 6JH

## Offers In The Region Of £185,000



### NO UPWARD CHAIN

The property comprises good sized accommodation, having a full-depth living room, spacious breakfast kitchen, three bedrooms, gardens to the front and rear requiring some landscaping and residents off-road parking.

In more detail the property comprises;

### Canopy Porch

Panelled PVC front door into...

### Entrance Hall

With staircase and radiator.

### Full-depth-Living Room

16'4" x 10'7" (5.00 x 3.25)

Having double glazed front and rear aspect windows. Decorative fire surround and hearth with electric fire. Two panelled radiators.

### Good Sized Breakfast Kitchen

15'7" x 10'0" (4.75 x 3.05)

With a range of fitted cabinets comprising ivory coloured fronted cupboards and drawers having wood effect work surfaces. Inset stainless steel sink and drainer unit. Plumbing provision for washing machine. Space for cooker and fridge. Radiator. Double glazed rear aspect window and side courtesy door.

Stairs from the Hallway with a quarter Landing and front aspect double glazed window onto.

### Separate WC

With low-level WC and radiator. Double glazed window.

The first floor Landing has a built-in storage cupboard incorporating the central heating boiler and a double glazed front aspect window. Access hatch to loftspace.

### Bedroom One

16'4" x 9'8" (5.00 x 2.95)

With front and rear double glazed windows. Radiator.

### Bedroom Two

11'3" x 10'2" (3.43 x 3.10)

Having radiator and rear aspect double glazed window.

### Bedroom Three

9'0" x 6'0" (2.75 x 1.85)

With built-in cupboard over stairs. Double glazed front aspect window and radiator.

### Bathroom

Having pedestal wash hand basin and panelled bath with tiled surround and electric shower unit above. Radiator and double glazed window.

### Outside

The property benefits from residents parking bays to the front of the development adjacent to a children's play park with shared pedestrian pathways leading to the front and rear gardens offering potential for landscaping.

### 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: The vendors are not aware of any.

FLOODING ISSUES: The property has not flooded for the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any,

COAL FIELDS/MINING: The vendors are not aware of any.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519  
Email: [sales@tempertons.co.uk](mailto:sales@tempertons.co.uk)

DIRECTIONS: From Newport take the B5062 towards Shrewsbury and continue along this road for approx 6-7 miles. As you approach the village and the 30mph zone, the property can be found on the left 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.

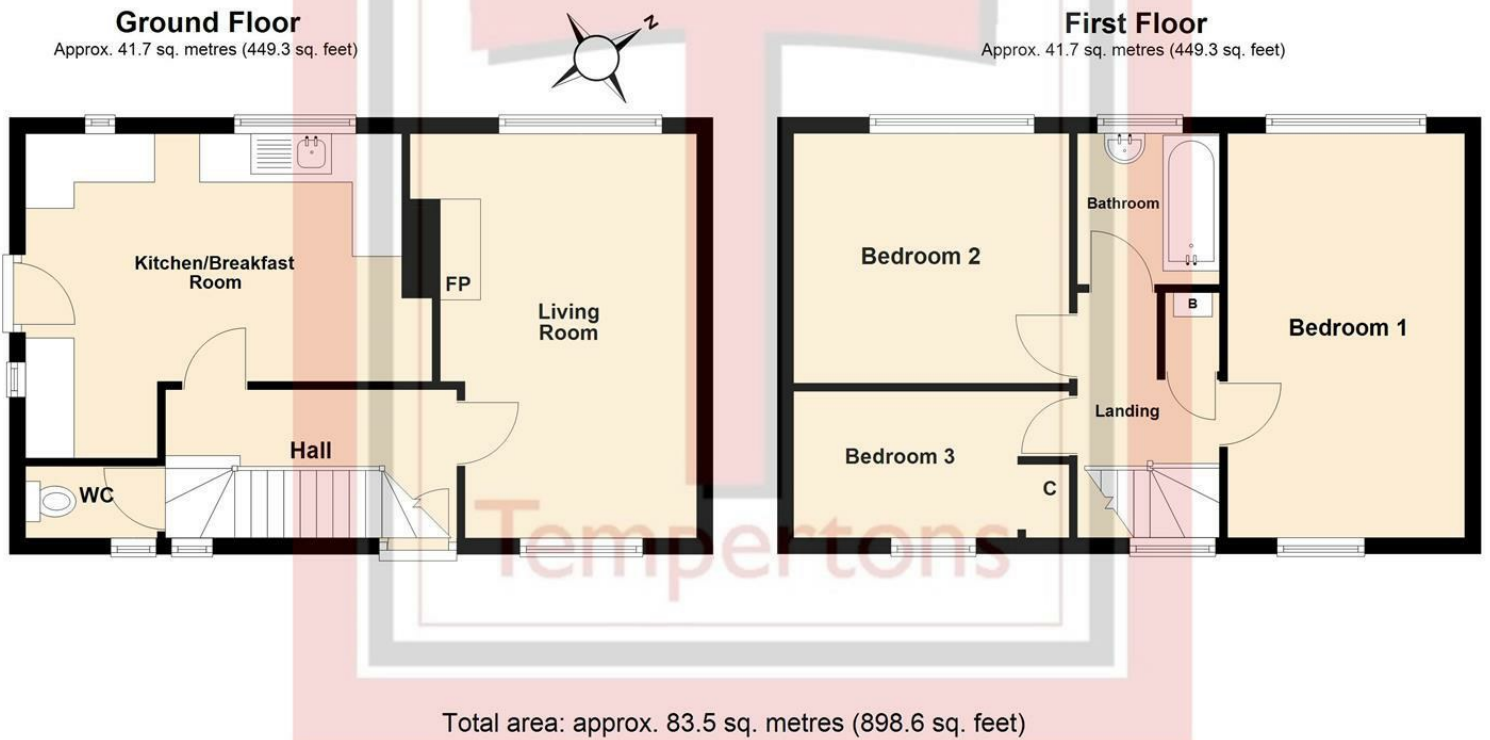
PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.







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		
	69	83
England & Wales		EU Directive 2002/91/EC



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.

#### 4 Manor Place, Crudgington, Telford

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.

