



**Estate Agents
Letting Agents
Surveyors & Valuers**

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1 New Cottage Shay Lane, Forton, TF10 8DA
Offers In The Region Of £395,000

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The property is situated on the outskirts of the country village of Forton about 1 mile from the market town of Newport which offers a good range of shops and services together with schools of high repute. The A41 is about ¼ mile giving easy access to Telford (10 miles) and the M54 about 8 miles to the south.

An internal inspection is highly recommended. The property is set out in further detail below;

Attractive canopy porch with hardwood entrance door.

Entrance Hall

Having quarry tiled floor.

Well Proportioned Full-Depth Lounge

21'11" x 13'2" (6.70 x 4.02)

Having inglenook brick fireplace with oak beam and inset electric coal effect stove. Two panelled radiators. Picture rail and solid oak floor. uPVC double glazed French door to the rear garden. Front aspect uPVC framed double glazed window with outlook to open countryside.

Snug / Dining Room

13'11" x 10'0" (4.25 x 3.05)

Having the ornamental cast iron fireplace with inset tiles and open grate. Panelled radiator. Picture rail and quarry tiled floor. Front aspect uPVC framed double glazed window to the front.

Breakfast Kitchen

11'11" x 11'11" (3.65 x 3.65)

With handmade oak panelled fronted units of cupboards and drawers with inset wine rack, granite work surfaces and tiled surrounds. Inset Belfast sink. Plumbing for a dishwasher. Range of matching wall cupboards. Tiled recess with inset Delonghi cooker range consisting of five ring stainless steel gas hob and electric fan assisted oven. Quarry tiled floor and four spot lights. Panelled radiator. Two uPVC framed double glazed windows with outlook to rear garden.

Utility Room

7'7" x 5'10" (2.33 x 1.78)

Having fitted work surfaces and oak fronted double base cupboard. Plumbing for a washing machine and duct for drier. Quarry tiled floor. Worcester Greenstar Condenser boiler. uPVC panelled external door to rear garden and radiator.

Cloakroom / WC

With white suite comprising inset wash hand basin on a wooden vanity cupboard and low-level flush WC. Panelled radiator and extractor. Five fitted coat hooks and quarry tiled floor.

A staircase from the Entrance Hall rises to a dividing half landing having panelled radiator and two loft hatches.

Principle Bedroom

13'7" max x 11'2" (4.15 max x 3.42)

A good sized double bedroom having a front aspect uPVC framed double glazed window with superb views. Radiator and picture rail. Door to...

En-suite Shower Room

8'7" x 4'11" (2.64 x 1.51)

Fully tiled with attractive travertine natural stone floor. Large walk-in shower cubicle with mains fed mixer shower. Pedestal wash hand basin and low-level flush WC. Ladder radiator and extractor. Recessed lighting. uPVC framed patterned double glazed window.

Bedroom Two

14'11" x 10'9" (4.57 x 3.30)

Having deep built-in double wardrobe with hanging rail. Panelled radiator and feature Coalbrookdale style fireplace. Front aspect uPVC framed double glazed window with superb views. Picture rail.

Bedroom Three

11'11" x 9'7" (3.65 x 2.93)

Rear aspect uPVC framed double glazed window. Feature Coalbrookdale style fireplace. Picture rail and radiator.

Bedroom Four

8'11" x 7'8" (2.74 x 2.36)

Rear aspect uPVC framed double glazed window. Picture rail and radiator.

Bathroom

8'9" x 8'3" (2.68 x 2.53)

Featuring Travertine natural tiling to walls and floor. White suite comprising large panelled bath and corner shower cubicle. Pedestal wash hand basin and low-level flush WC. Panelled radiator and recessed lighting. uPVC framed patterned double glazed window.

Outside

The property is set back from Shay Lane with a central gravelled driveway offering generous parking and lawn area. A wide gated gravelled path to the side gives access to a useful covered area. A most private rear garden enclosed by walls and fencing, neatly laid out with a spacious full width slabbed patio and lawn. Brick and tiled outbuilding

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Stafford Borough that the property is in Band: C

EPC RATING: E (53)

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. LPG gas tank serves central heating.

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 mining related issues affecting the property.

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

DIRECTIONS: Leave Newport on the A519 Forton Road, straight over the A41 island towards Eccleshall, at the crossroads turn left into Shay Lane and the property is located on the 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 identification documents prior to the issue of sale confirmation.

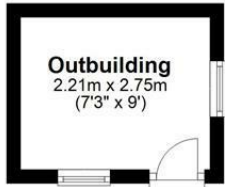
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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

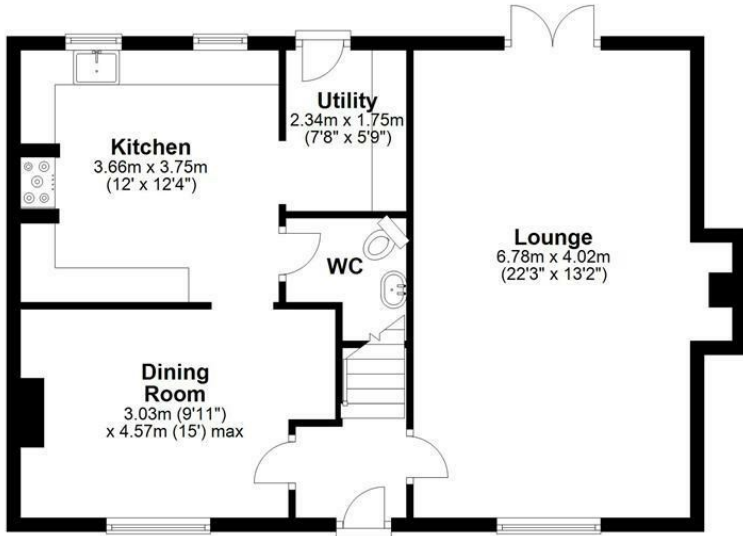




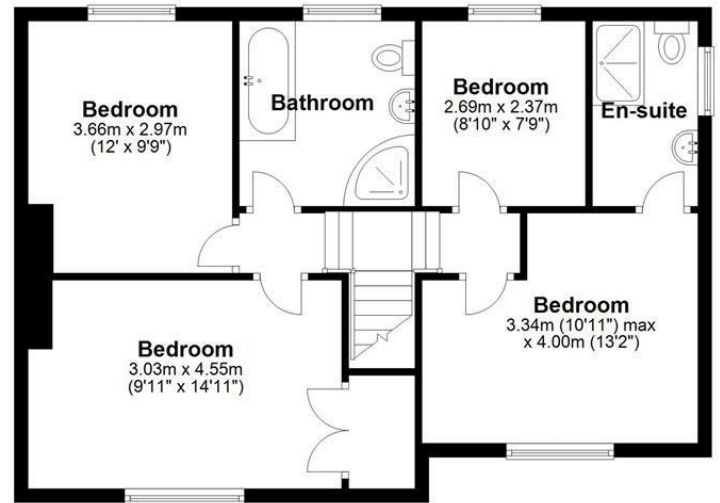
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	69
England & Wales		EU Directive 2002/91/EC



Ground Floor
Approx. 72.8 sq. metres (784.1 sq. feet)



First Floor
Approx. 63.2 sq. metres (680.2 sq. feet)



Total area: approx. 136.0 sq. metres (1464.3 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 firms employment has the authority to make or give any representation or warranty in respect of the property.