



**Estate Agents
Letting Agents
Surveyors & Valuers**

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



Brook Cottage , Great Chatwell, Newport, TF10 9BJ
Offers Over £799,000

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Great Chatwell lies with 4-5 miles from the market town of Newport with it's wealth of independent shops and major supermarkets, good road links and access to public transport and well respected schools. The property is also perfectly located for easy access by car to the nearby town of Shifnal with it's railway station and the M54 motorway.

The property has been extensively extended and improved over a number of years to offer some great family sized accommodation having retained a rustic 'cottage' charm combined with bright and airy rooms throughout.

AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED. The fully double glazed and centrally heated accommodation in more detail;

Hall

With engineered solid oak flooring and an exposed brick faced wall as a property feature. Radiator.

Refitted Kitchen

Having a range of modern shaker style cabinets comprising base and wall mounted cupboards and drawers with quartz work surfaces including enamelled Belfast style sink, integrated fridge and freezer and dishwasher. Brick feature recess incorporating electric double width Rangemaster cooker. Front and rear aspect double glazed windows and engineered oak flooring continued from the Hallway to the...

Dining Area

With double glazed 'French' style double doors opening into a rear patio. Two wall mounted radiators and double glazed windows.

Door from kitchen leads to...

Study

Offering potential as a bedroom, having 'French' style double doors opening to the patio area. Double glazed rear aspect windows and panelled radiator.

Utility Room

With a range of cream fronted cabinets having wooden work surfaces and inset stainless steel sink and drainer unit. Plumbing provision for washing machine and dryer. Ceramic tiled floor and radiator. Panelled door to the rear courtyard.

An internal door from the Hall into...

Lounge

With a range of exposed ceiling beams as a property feature. Engineered oak flooring throughout with a brick recess fireplace incorporating a cast iron log burner. Double glazed front and rear aspect windows and radiator. 'French' style double glazed doors open to a private sunny aspect enclosed courtyard.

Door into...

Reception

Used as an additional reception room, having a tiled fireplace and modern electric fire. Oak flooring and radiator. Double glazed front aspect window and built-in storage. Access to a second staircase leading to the first floor accommodation.

Guest Cloakroom

Having ceramic tiled floor and modern suite comprising close coupled WC and wash hand basin with base cupboard below. Vintage style radiator.

Open archway into...

Sitting Room

With front and rear aspect double glazed windows. Brick feature fireplace incorporating a log burner style electric fire. Radiator.

Stairs from the Hall rise to a first floor Landing having double glazed front aspect window.

Principal Bedroom

A lovely light room with double glazed doors opening to a wooden balcony enjoying delightful views over the garden. Rear aspect double glazed window and radiator.

En-suite Shower Room

With a modern suite comprising enclosed shower cubicle. Wall mounted wash hand basin and drawer below. Close coupled WC. Double glazed window and contemporary vertical wall radiator.

Bedroom

Having full-width built-in storage wardrobes. Double glazed windows with front and side aspects. Radiator.

Further along the Landing to...

Family Bathroom

With a white corner panelled bath having 'antique' style hand held shower attachment and full-height tiled surround. Pedestal wash hand basin and low-level flush WC. Built-in storage cupboard. Radiator and double glazed front aspect window.

Bedroom

With Victorian style inset ornamental grate. Built-in storage cupboards either side of the chimney. Radiator and double glazed front aspect window.

Bedroom

Having double glazed front and side aspect windows. Modern fitted full-height wardrobes. Radiator and access hatch to loft space.

Step up to...

Bedroom

Currently used as a family gaming room, having front and rear aspect double glazed windows. Radiator and full-width built-in wardrobes.

Outside

The property is approached off the country lane over a gravelled driveway enclosed by an attractive brick boundary wall, offering ample off-road parking leading to an open fronted timber built double width Garage, having a useful converted loft space currently set up as a studio bedroom / gym with feature 'port hole' windows and built-in eaves storage. A second access driveway offers further off-road parking leading to a storage area with several sheds and an oil storage tank.

A gate to the side of the Garage opens to the most attractive gardens and grounds, laid chiefly to lawns separated by the Wyndford Brook accessed over a lovely wooden bridge and enjoying views across open countryside on all sides with mature trees and hedges, making it perfect for children and pets. The rear of the property has a great sized courtyard / patio ideal to use as a BBQ and outside entertaining area.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, South Staffordshire council, that the property is in Band: F

EPC RATING: D (66)

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. Solar Panels supplement the electricity supply and oil fired 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.

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

DIRECTIONS: Leave Newport High Street proceeding South and from the A41 Woodcote, turn left towards Great Chatwell. Pass the Red Lion public House in the village on your right hand side and then turn next left onto Chatwell Lane, the property can be found on the right hand side after a short distance.

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 fittings, 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.

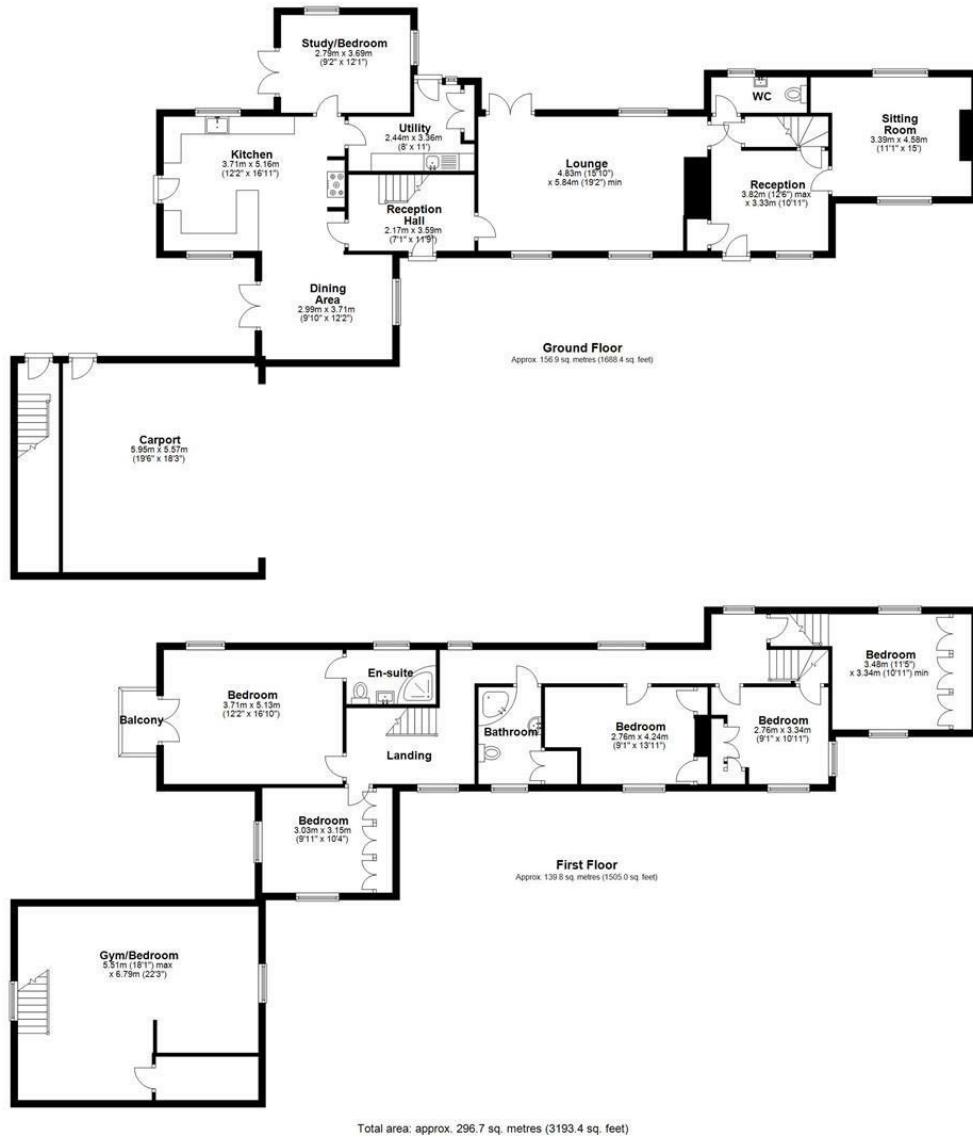
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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	66	91
(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



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.