



**Estate Agents
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17 Pinfold Croft, Waters Upton, Telford, TF6 6NW
50% Shared Ownership £110,000

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The property is a well presented two bedroomed mid-terraced house of brick and tile construction, occupying a quiet cul-de-sac position having delightful gardens, located in the rural commuter village of Waters Upton being 5 miles north of the District Centre of Wellington having easy access to the M54 motorway at junction 6 and the West Midlands conurbation.

The gas centrally heated and double glazed accommodation is set out in further detail below;

Tiled Canopy Porch

With built-in storage cupboard and timber panelled front door into...

Hallway

Having panelled radiator and useful understairs storage cupboard. Wood effect hard wearing floor covering.

Cloakroom / WC

Wall mounted wash hand basin with base cupboard below and low-level flush WC. Radiator and double glazed window.

Full-Depth Lounge

15'2" x 10'7" (4.64 x 3.25)

With wood effect floor covering continued from the Hallway. Two panelled radiators. Double glazed front aspect window and 'French' style double glazed doors opening to the rear garden.

Modern Kitchen Dining Area

15'2" x 8'8" (4.64 x 2.65)

Having a range of shaker style cabinets comprising base and wall mounted cupboards and drawers having wood effect work surfaces and complimentary wall tiling. Inset ceramic sink and drainer unit. Built-in electric oven and grill with microwave oven above. Separate 4 ring ceramic hob and extractor hood. Integrated fridge, freezer and washing machine. Front and rear aspect double glazed windows and panelled radiator. The Dining Area also includes built-in bench seats having further hidden storage.

A turned staircase having a half Landing and rear aspect window rises from the Hallway to the first floor, with access hatch to partially boarded loft space. Built-in storage cupboard housing the central heating boiler.

Bedroom One

15'2" x 10'7" (4.64 x 3.25)

With front and rear aspect double glazed windows. Laminate flooring and two radiators.

Bedroom Two

15'2" x 8'10" (4.64 x 2.70)

With front and rear aspect double glazed windows. Laminate flooring and two radiators.

Bathroom

Having complete white suite with panelled bath and full-height tiled surround. Triton electric shower unit over and modesty screen. Pedestal wash hand basin and low-level flush WC. Panelled radiator and double glazed window with patterned glazing.

Outside

The property is approached off the highway over an attractive brick paved driveway, offering ample off-road parking with a paved pathway and shaped lawn. The delightful rear garden enjoys a sunny aspect, having neatly shaped lawn and side borders with mature shrubs, plants, perennials etc. paved patio area pots area and timber garden shed,

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 on a 50% share leasehold basis. Wrekin Housing Group own the freehold title and the remaining 50% upon which a monthly rental figure of £390 is payable. 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.

RIGHTS AND RESTRICTIONS: The vendor is not aware of any.

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

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is 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: From Telford, proceed north towards Whitchurch along A442 to Crudgington roundabout. Take the second exit and proceed to the village of Waters Upton, within 1/2 mile, take the second right into the centre of the village. Proceed through the village for a short distance and Pinfold Croft is on the left 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 Guild365 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.

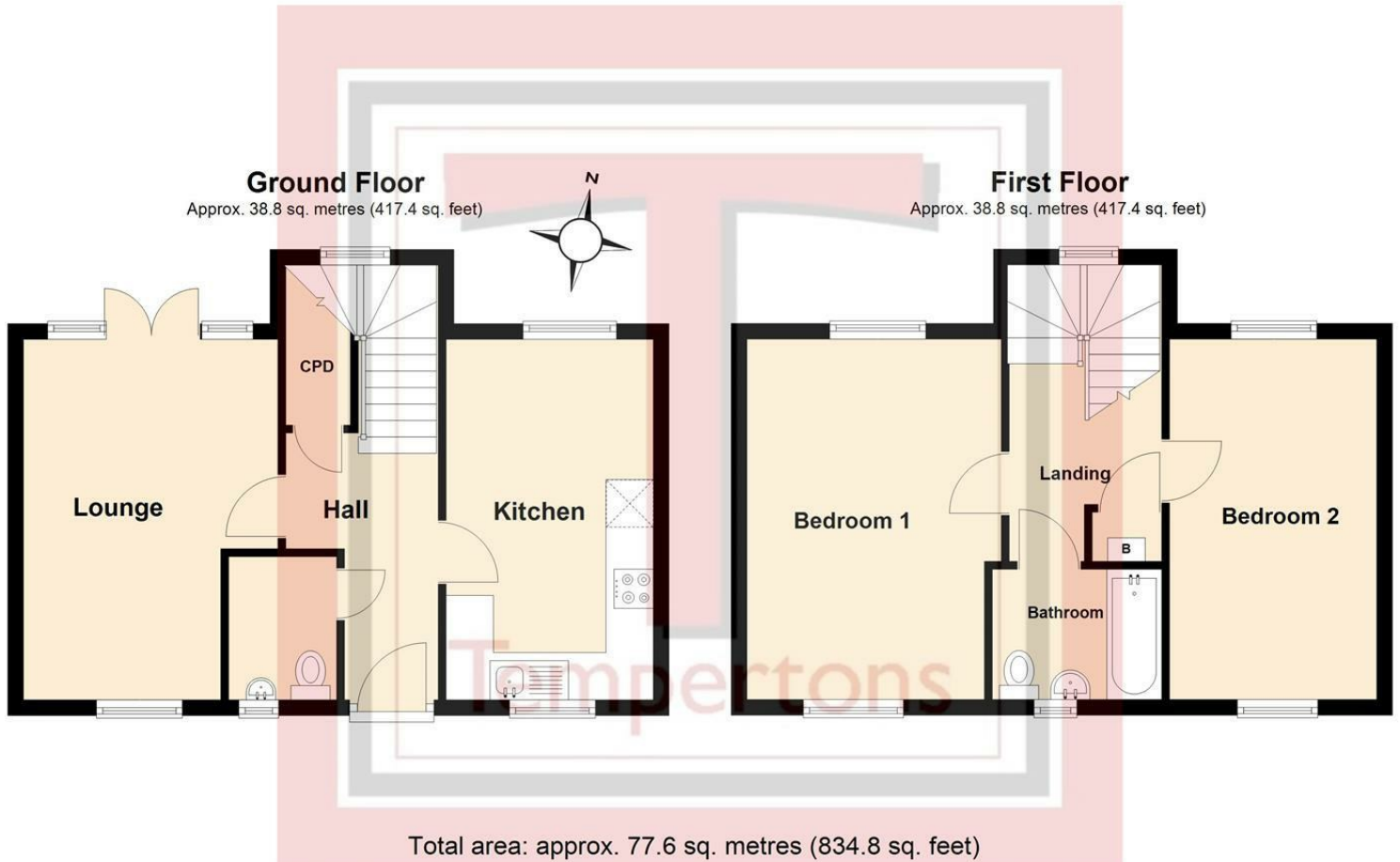
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		97
(81-91) B		
(69-80) C	76	
(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



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.

17 Pinfold Croft, Waters Upton, 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

