



**Estate Agents
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38 Malvern Crescent, Little Dawley, Telford, TF4 3HE
Offers In The Region Of £199,995

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Little Dawley is a well established and popular residential district of Telford, and located about 3 miles from Town Centre with its covered shopping complex, retail parks and train station. Local amenities are available close by in Dawley and there is a NISA mini market serving the immediate neighbourhood.

The gas centrally heated and double glazed accommodation is set out in more details as follows;

Panelled entrance door to...

Entrance Hall

With laminate flooring and panelled radiator.

Lounge

14'0" x 12'1" max (4.29 x 3.70 max)

Having laminate flooring and radiator. Electric fire with surround. uPVC framed double glazed window to the front. Coving to the ceiling.

Full-width Dining-Kitchen

15'3" x 9'4" (4.66 x 2.85)

Kitchen having a range of fitted base and wall mounted cupboards and drawers. Comprising a single basin, single drainer sink unit with double cupboard below and recess to the side having plumbing connection for a washing machine. Return work surface with corner and half cupboards below. Space for an electric cooker with fitted extractor hood above. uPVC framed double glazed window. Various matching wall cabinets. Dining Area, with further matching base cupboards finished with roll edge worktop to finish.

From the Entrance Hall, stairs to Landing, with uPVC framed double glazed side window and access hatch to loft. Built-in boiler cupboard with gas fired combination boiler.

Bedroom One

12'11" x 9'0" (3.96 x 2.75)

uPVC framed double glazed window to the Rear. Radiator.

Bedroom Two

10'5" x 8'3" (3.18 x 2.52)

uPVC framed double glazed window to the front. Radiator.

Bedroom Three

7'3" max x 6'8" (2.23 max x 2.04)

uPVC framed double glazed window to the front and radiator. Built-in over stairs cupboard and drawer unit.

Family Bathroom

Having half-height wall tiling and a modern suite in white comprising panelled bath with shower off mixer tap. Low-level flush WC and wash hand basin. Radiator and uPVC framed double glazed window.

Outside

The property is positioned at the head of one part of the cul-de-sac and benefits from two off-road parking spaces. The attached garage is presently divided internally to provide two store areas with the front section having side hung double doors. The rear part has a door to the rear garden, power and light. The enclosed rear garden is not overlooked from the back and is mainly finished to lawn.

Additional Information

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

EPC RATING: D (63)

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 vendor is not aware of any.

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: Telford is a known historic coal mining area but no issues relating to mining have been reported by the vendors.

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

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 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.

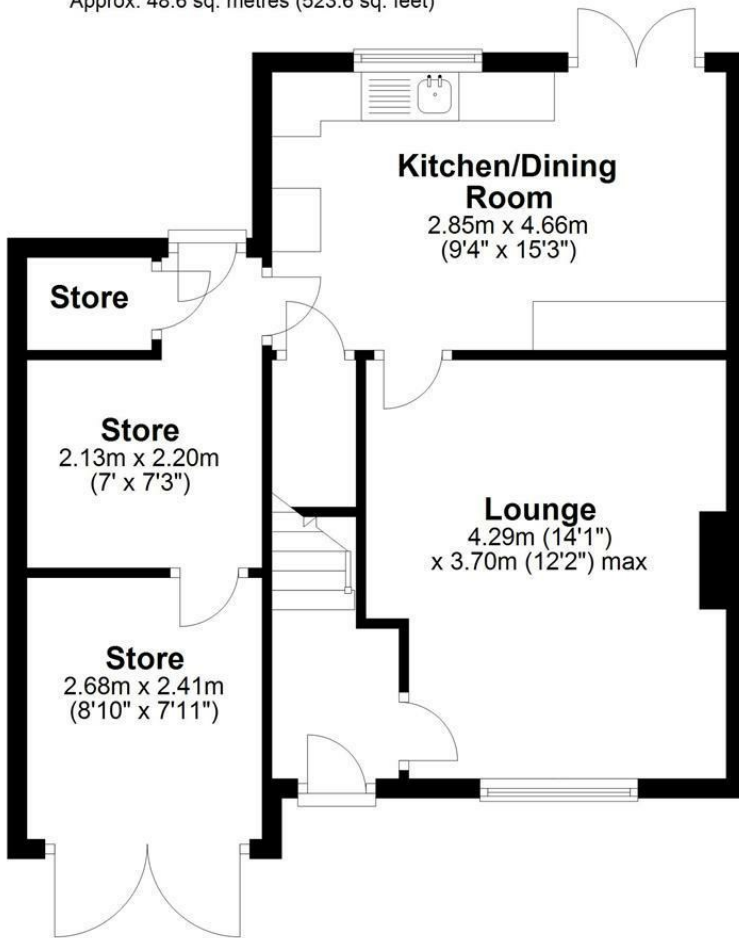




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

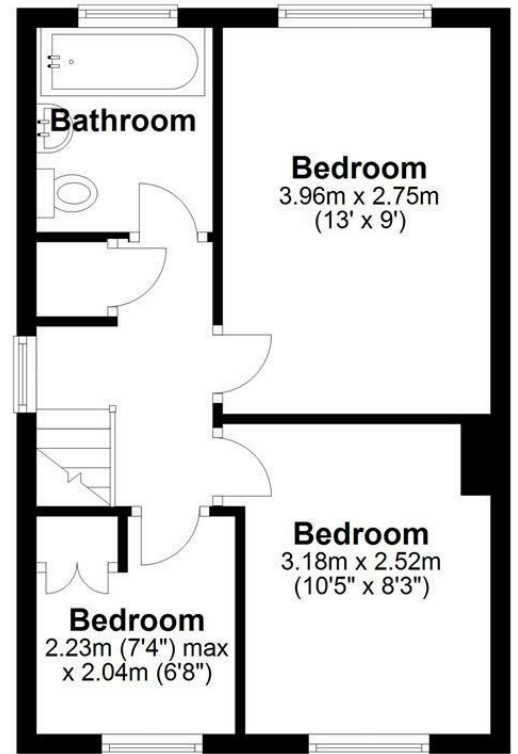
Ground Floor

Approx. 48.6 sq. metres (523.6 sq. feet)



First Floor

Approx. 33.7 sq. metres (363.2 sq. feet)



Total area: approx. 82.4 sq. metres (886.8 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.