



**Estate Agents
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12 Constable Drive, Shawbirch, Telford, TF5 0PJ

Offers In The Region Of £375,000

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Shawburch is a much favoured residential area of north Telford, well served by most local amenities including a primary school, a small local centre with Co-op store, medical centre, pharmacy and pub/restaurant. The market town of Wellington with its wider selection of shops, supermarkets and amenities, is a couple of miles away. Shawburch has good road links to the M54, with Telford Town Centre only a short drive away, and Wolverhampton and Shrewsbury are both within easy commuting distance. Mainline train stations are available at Wellington, Telford and Stafford.

No. 12 Constable Drive is a beautifully presented four bedroomed detached house, having flexible accommodation across two floors, with driveway parking and gardens to the front and rear.

Entrance Hall

Radiator and understairs storage.

Cloakroom / WC

Low-level flush WC and slimline wash hand basin with cupboard. Towel radiator.

Lounge

17'3" (max) x 10'2" (5.27 (max) x 3.12)

Front aspect double glazed curved window. Central electric log burner and two radiators.

Kitchen/Diner

12'10" (max) x 25'4" (3.92 (max) x 7.73)

Base and wall mounted units comprising shaker style cupboards and drawers with granite work surfaces above. Integrated dishwasher, wine cooler, oven and microwave. Inset 1 1/2 ceramic sink. Central island with cupboard and drawers. Radiator. Rear aspect double glazed window. The dining area has patio doors opening to the rear garden.

Study / Utility Room

15'5" x 8'0" (4.70 x 2.44)

Front aspect double glazed window and side courtesy door. Space for a fridge-freezer and plumbing provisions for a washing machine.

Landing

Stairs from the entrance hall rise to the first floor landing, having hatch and loft ladder to a partially boarded loft. Airing cupboard housing the hot water cylinder.

Principal Bedroom

10'1" x 15'2" (3.09 x 4.64)

A good sized double bedroom with front aspect double glazed window. Three built-in double wardrobes and radiator. Door to...

En-suite

Walk-in shower unit with sliding door, having a mains fed rainfall and handheld shower head. Back to wall toilet and wash hand basin set in vanity unit with drawers below and touch screen LED mirror above.

Second Bedroom

14'10" x 8'5" (4.53 x 2.58)

Double bedroom having a front aspect double glazed window and radiator.

Third Bedroom

10'3" x 10'9" (3.14 x 3.29)

Double bedroom having a rear aspect double glazed window and radiator.

Fourth Bedroom

10'11" x 6'11" (3.34 x 2.11)

Having a rear aspect window and radiator.

Bathroom

Being partially tiled, comprising a bath with mixer shower over. Pedestal wash basin and low-level flush WC. Rear aspect double glazed window and radiator.

Outside

Approached off a shared drive onto a tarmac driveway providing off-road parking for two vehicles with lawn to one side. Gated side access leads to the enclosed rear garden, set to patio and lawn areas. Garden shed.

Additional Information

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

EPC RATING: D (66)

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. Vendors have made us aware that there are not mobile black spots within the property.

ADDITIONAL CHARGES: We understand that no additional charges are payable. (e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We are aware of any onerous rights or restrictions affecting the property, with the exception of a contribution to be made towards maintaining the shared driveway..

FLOODING ISSUES: The property has not been subject to flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any planned developments or permissions which would affect the property.

COAL FIELDS/MINING: Telford is an historic coal mining area and prospective purchasers are advised to make their own enquiries with regard to this. The vendor has confirmed that the property has not suffered from any mining related issues.

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.

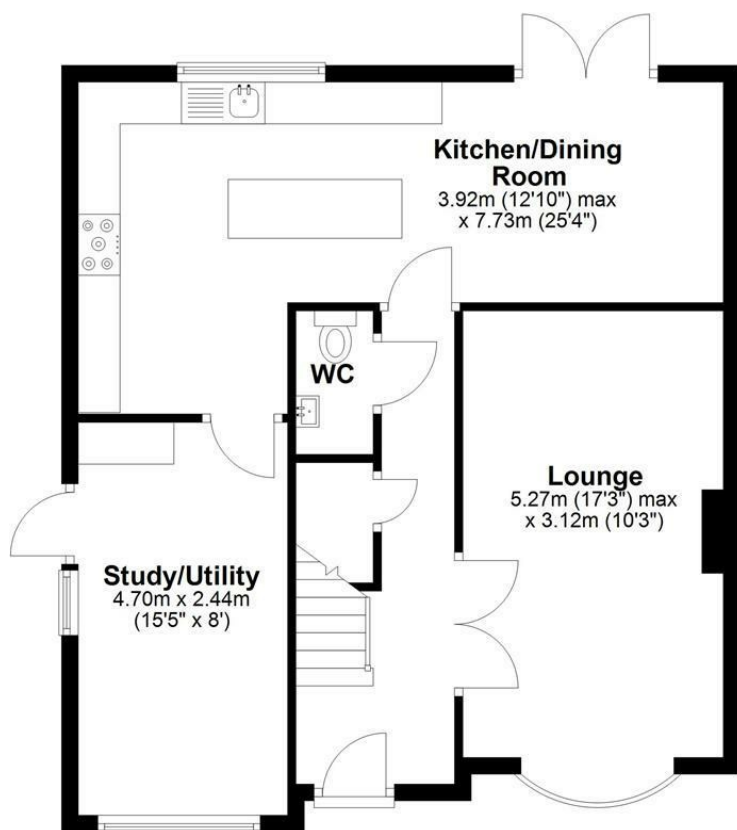




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	83
England & Wales		EU Directive 2002/91/EC

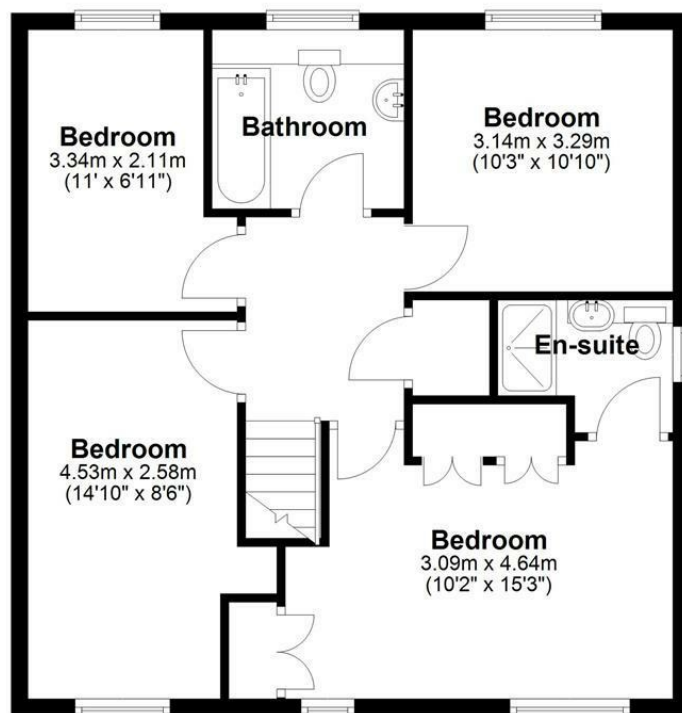
Ground Floor

Approx. 64.6 sq. metres (695.1 sq. feet)



First Floor

Approx. 62.6 sq. metres (673.5 sq. feet)



Total area: approx. 127.1 sq. metres (1368.5 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.