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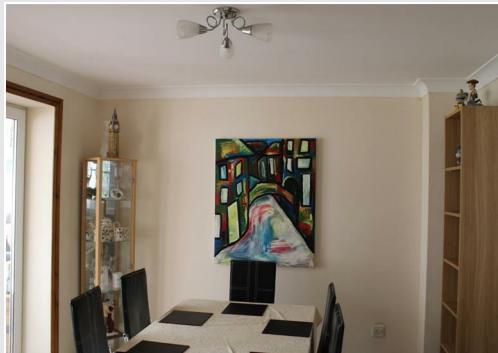


28 Warwick Way, Leegomery, Telford, TF1 6JZ
Offers In The Region Of £337,500



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The property forms part of a favoured residential development on the northern edge of Telford, about three miles from the market town of Wellington. Most local amenities are available within Wellington, including shops, supermarkets and banks, as well as medical and dental practices. There is also a Post Office, leisure centre, bus and railway station. Primary, Secondary and Further Educational facilities are also present, as is the Princess Royal Hospital.

Pleasantly positioned within a small close off the Estate Road, the property benefits from having off-road parking to the front for two cars and a lovely south facing rear garden.

The well-presented gas centrally heated family accommodation is set out in more details as follows:

Recessed Storm Porch

with light fitting. Panelled and patterned glazed front door with patterned glazed side window.

Entrance/Through Hall

with decorative tiled floor. Radiator. Coving detail to ceiling.

Guest Cloaks W.C.

with low level flush WC and corner wash hand basin. Tiled floor. Panelled radiator.

Lounge

with box bay window to the front. Panelled radiator. Living flame coal effect gas fire with marble style hearth/back and Adams style surround. Wood effect Amtico style flooring. Second radiator. Multipanel double doors to

Dining Room

panelled radiator. Coved detail to ceiling. uPVC framed double glazed patio door to Conservatory.

Lovely P Shaped Conservatory

having cavity back base walls with uPVC framed double glazed elevations above and a hipped translucent roof. Terracotta patterned floor tiles. Radiator. French doors to rear garden. Power and lighting.

Breakfast Kitchen

range of modern fitted base and wall mounted cupboards with the former finished in roll edge worktop. Comprising stainless steel one and a half bowl sink unit with single and corner cupboard

below. Further corner and single cupboard with breakfast bar above. Integrated 5 ring gas hob with extractor hood above and three drawer unit below. Integrated electric double oven and grill with cupboard above and below. A full height "pull out" shelved pantry cupboard. Matching wall cabinets. Decorative tiled floor as a continuation from the hall. uPVC framed double glazed window and door to Conservatory.

From the Entrance Hall stairs to Landing

Landing

built in storage cupboard. Access hatch to loft with fitted drop down ladder.

Principal Bedroom

with built in double and single wardrobes as well as fitted wardrobes to one wall the latter having sliding mirrored fronts. uPVC framed double glazed window and radiator.

Lovely Refitted Ensuite Shower Room

fully tiled walls and good size shower cubicle with electric Mira shower. Wash hand basin with vanity drawer below. Low level flush W.C. having concealed cistern. uPVC framed patterned double glazed window and chrome towel radiator. Recess spotlights.

Bedroom Two

uPVC framed double glazed window to the front. Built in wardrobe. Panelled radiator. Shelved alcove.

Bedroom Three

uPVC framed double glazed window with outlook to rear garden. Built in cupboard/wardrobe and radiator.

Bedroom Four

uPVC framed double glazed window with outlook to rear garden. Built in cupboard/wardrobe and radiator.

Family Bathroom

suite in white comprising panelled bath, pedestal wash hand basin and low level flush W.C. Half height wall tiling. Panelled radiator. Recess spot lighting.

Outside

Off road parking for two cars. Shaped front garden finished to lawn. Integral single garage with up and over door to the front, power and lighting. Also plumbing connection for a washing machine. Connecting door to Hallway.

From the front, gated side access to rear garden. The rear garden is neatly landscaped and mainly set out to areas of ornamental stone and lawn. Various shrubs and a well-established Acer tree. Outside tap.

Additional Information

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

EPC RATING: D

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. The property is centrally heated via a series of radiators served by a gas fired combination boiler located in the garage.

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 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.

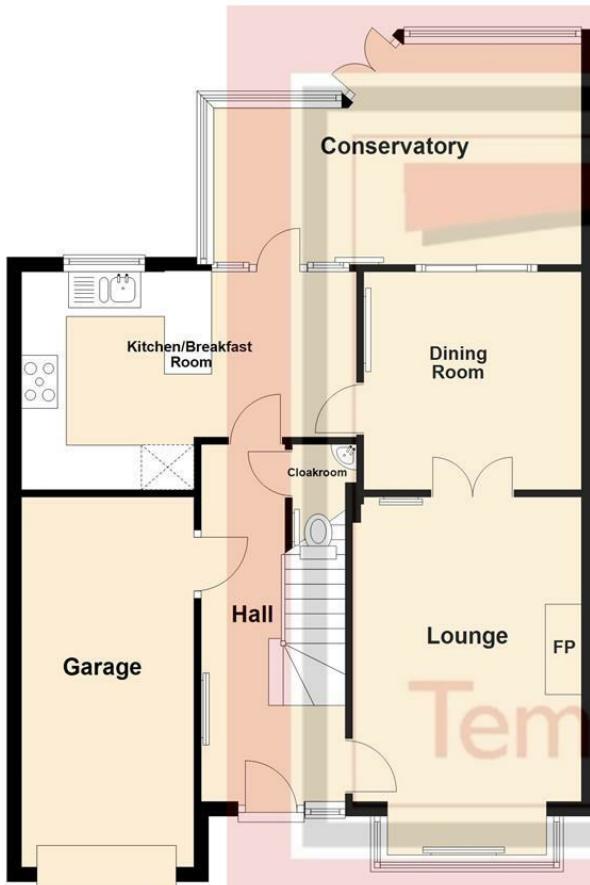
PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	67	
(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



Total area: approx. 112.3 sq. metres (1208.4 sq. feet)

This plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should be taken as, a true and exact representation of the subject property.

Plan produced using PlanUp.

28 Warwick Way, Leegomery, 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.