



**Estate Agents
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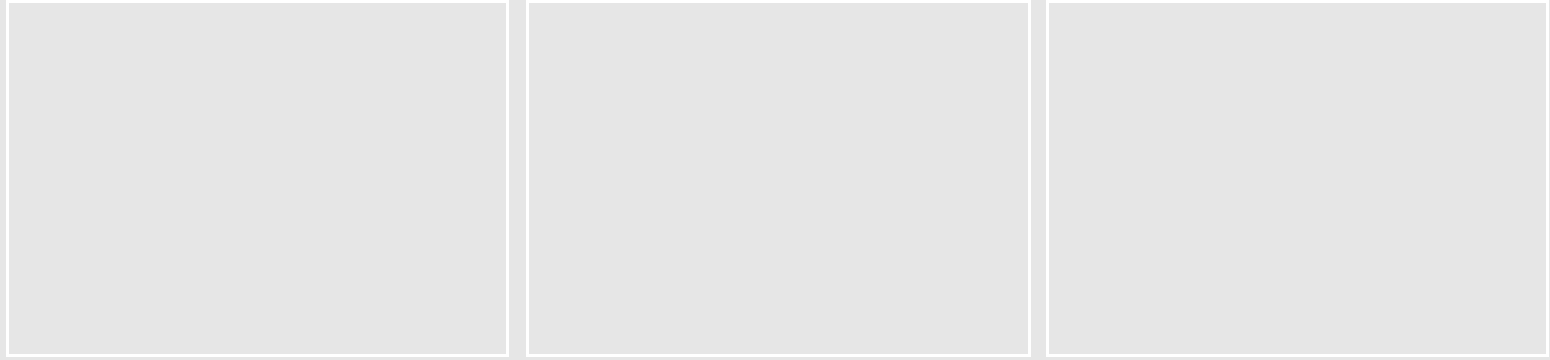
10 Solway Drive, Sutton Hill, Telford, TF7 4JA

Offers In The Region Of £125,000



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Located in the South East of Telford, Sutton Hill is a well established residential area built in the 1970's as part of the New Town development. Sutton Hill has a local convenience store, primary school, pub/restaurant and chip shop, with supermarkets and other amenities available in Madeley, a mile or so away. Telford Town Centre, Southwater leisure development, retail park and train station are approximately 5 miles away.

No. 10 Solway Drive is a three bedroomed mid terraced house with a single garage positioned on a favourable perimeter plot.

uPVC framed double glazed door to enclosed porch.

Porch with uPVC framed double glazed window to the front.

Entrance Hall to

Lounge

11'10" x 15'7" (3.61 x 4.76)

good size reception room with uPVC framed double glazed window to the front. Opens to dining area.

Dining Area

11'1" x 9'1" (3.39 x 2.78)

with uPVC framed double glazed window with outlook to rear garden.

Kitchen

10'7" (max) x 9'4" (3.24 (max) x 2.86)

having a range of fitted base and wall mounted cupboards with the former finished in contrasting worktop. Comprising in more detail a stainless steel single basin single drainer sink unit with cupboard below. Recess to the side having plumbing provision for a washing machine. Matching 1/2 cupboards. Further worksurface area with corner and half cupboards below as well as a four drawer unit. Space for gas cooker. Splashback tiling and matching wall cabinets. Useful understairs cupboard. uPVC framed double glazed window with outlook to rear garden. Also external door to rear garden.

From the hall stairs to landing

Landing

off is an airing cupboard with hot water cylinder.

Bedroom One

13'7" x 10'0" (4.16 x 3.05)

double size bedroom with built-in wardrobe to one wall. uPVC framed double glazed window with outlook to rear garden. Access hatch to loft.

Bedroom Two

9'3" x 9'11" (2.82 x 3.03)

uPVC framed double glazed window to the front.

Bedroom Three

7'10" x 8'5" (2.39 x 2.59)

uPVC framed double glazed window to the rear.

Bathroom

enamel finished metal bath. Wash hand basin. uPVC framed patterned double glazed window.

Separate W.C.

low level flush W.C. and uPVC framed double glazed window.

Outside

The property holds a pleasant perimeter position on the Sutton Hill housing development, overlooking a green landscaped area with mature trees. The open front garden is finished to neat lawn and inset shrubs. The good size enclosed rear garden is mainly finished to lawn. Useful built-in store. To one corner is a single garage with up and over door to the front and pedestrian door to the rear garden.

Additional Information

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

EPC RATING: D (58)

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.

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

Agents Notes

*The seller is a registered provider and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director or is a close relative of such a person or an agent on their behalf. The seller also prohibits sales to any person listed on the sellers excluded purchasers list.

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.

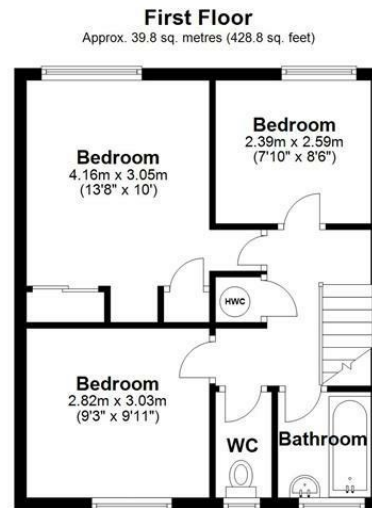
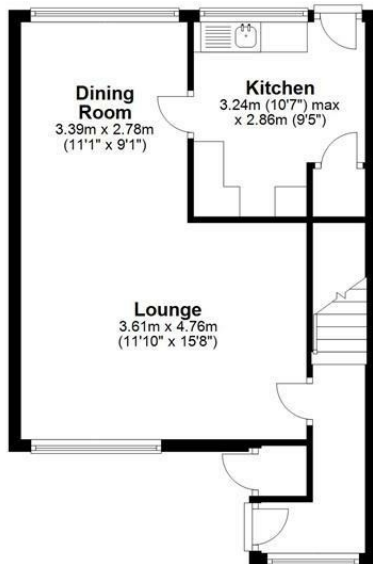
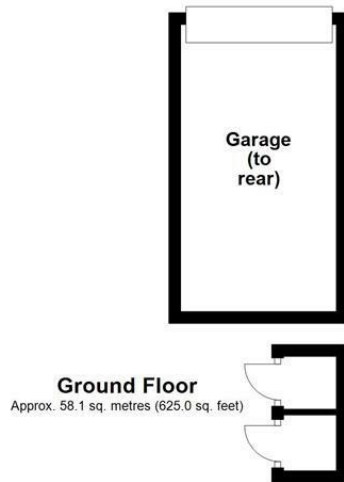
5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

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		
(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 



Total area: approx. 97.9 sq. metres (1053.8 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 firms employment has the authority to make or give any representation or warranty in respect of the property.