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**19 Hopkins Heath, Shawburch, Telford, TF5 0LU**

**Offers In The Region Of £200,000**

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# 19 Hopkins Heath, Shawbirch, Telford, TF5 0LU

## Offers In The Region Of £200,000



Shawbirch 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. Shawbirch 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.

### Available with No Upward Chain

This pleasantly situated good sized two bedroomed semi-detached house is positioned on a generous sized plot towards the head of the cul-de-sac. The house is ideal for a first time buyer as this starter home benefits from a lounge, full width dining kitchen and conservatory on the ground floor and two double size bedrooms and a bathroom on the first floor. Outside there is off road parking for 2-3 cars and a large mainly lawned rear garden.

The property in more detail:-

uPVC panelled front entrance door to

### Enclosed Porch

with uPVC framed patterned double glazed window and internal door to

### Lounge

12'6" x 14'5" (max) (3.83 x 4.41 (max))

a well proportioned reception with uPVC framed double glazed window with outlook to the front. Inset living flame gas fire with marble effect hearth and surround. Radiator and understairs cupboard.

### Full Width Dining Kitchen

8'3" x 14'5" (2.54 x 4.41)

the dining area has fitted cupboards and a recess for a fridge/freezer. The kitchen has a range of fitted base and wall mounted cupboards with the former finished with roll edge worktop. Stainless steel single basin sink unit with recess beneath drainer for a washing machine. Space for electric cooker with extractor hood over. Tiling splashback above work top area. uPVC framed window. Radiator.

From the dining area, French doors to

### Conservatory

9'9" x 12'0" (2.98 x 3.68)

a good size having brick base wall with uPVC framed double glazed units above and a translucent Polycarbon hipped roof. Ceramic tiled floor. Power and lighting. uPVC framed double glazed French doors to rear garden.

From the lounge, stairs to landing. Access hatch to loft.

### Bedroom One

9'2" x 11'5" (2.81 x 3.49)

a good double size bedroom having uPVC framed double glazed window with outlook to the front. Radiator. Built-in wardrobe.

### Bedroom Two

11'11" (max) x 8'5" (3.64 (max) x 2.57)

a double size bedroom having uPVC framed double glazed window with outlook to rear. Radiator. Built-in cupboard housing a gas fired Glow Worm Combination boiler.

### Bathroom

having fully tiled walls and a white bathroom suite comprising enamel surfaced metal bath, wash hand basin and low level flush W.C. Electric shower over bath, radiator and uPVC framed patterned double glazed window.

### Outside

The property is pleasantly positioned towards the head of a small cul-de-sac. The front garden is partly finished to lawn and part ornamental stone, the latter providing off road parking for a vehicle. Driveway parking down the side of the house for two vehicles. Gated access to rear garden.

The enclosed rear garden is mainly lawned but does include slabbed patio area and garden shed to the far end.

### Additional Information

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

EPC RATING: D (68)

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.

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

**PLANNING PERMISSIONS/DEVELOPMENTS:** Please check Telford & Wrekin Planning Portal reference: EIA/2025/0001

**COAL FIELDS/MINING:** The property has not been affected by any mining related issues. Telford is an historic mining area and prospective purchasers are advised to make their own enquiries with regards to this issue.

**VIEWING:** Strictly by prior appointment with the Agents. Tel: 01952 812519  
Email: [sales@tempertons.co.uk](mailto: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 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 £30.00 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.



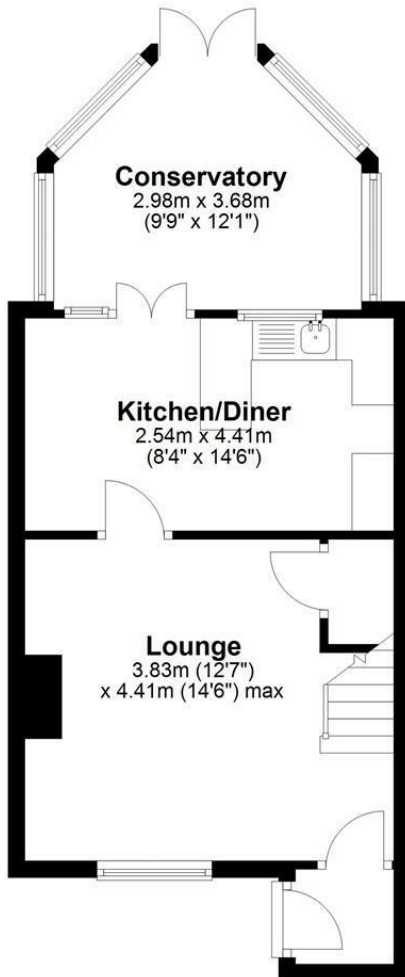




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	77
England & Wales		EU Directive 2002/91/EC

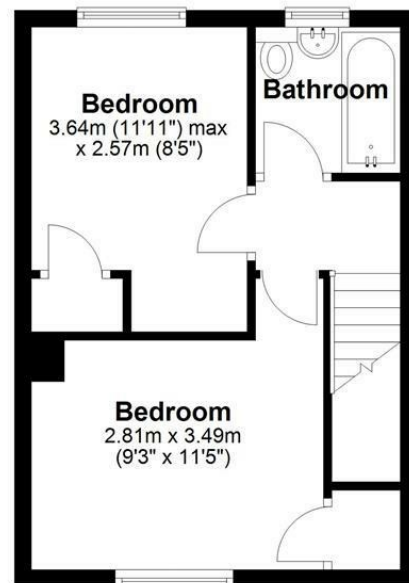
### Ground Floor

Approx. 43.4 sq. metres (467.0 sq. feet)



### First Floor

Approx. 28.5 sq. metres (307.2 sq. feet)



Total area: approx. 71.9 sq. metres (774.2 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.