

CHEZ NOUS

WATERS UPTON | TELFORD | SHROPSHIRE | TF6 6NP

Halls 1845



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Telford 8.3 miles | Shrewsbury 12.8 miles
(all mileages are approximate)

A BEAUTIFULLY PRESENTED AND ATTRACTIVELY EXTENDED DETACHED BUNGALOW, PROVIDING A SUPERB AND SPACIOUS LIVING ENVIRONMENT, SET WITH GARAGING AND DELIGHTFUL GARDENS.

Popular residential location
Impressively extended accommodation
Beautifully presented and appointed
Generous driveway parking and garaging
Feature large gardens

Halls 1845

Shrewsbury Office
2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ
T: 01743 236444
E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

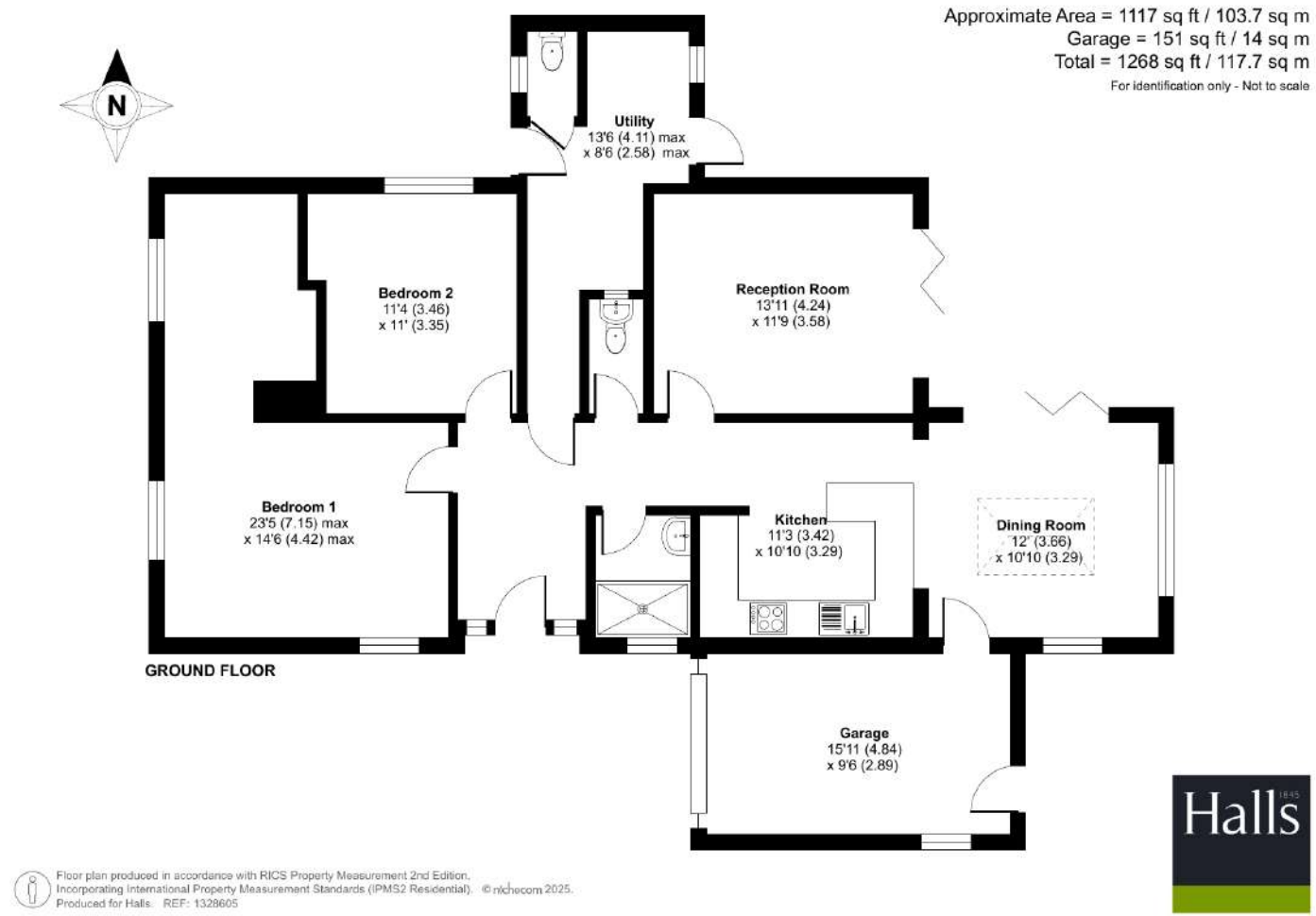
From Shrewsbury, head out along the B5062, passing through the village of Roden. On arrival at High Ercall turn right at the junction and continue for a distance, taking the left turn at the next roundabout signposted Crudgington. Continue along and on arriving at Crudgington, take the A442 towards Waters Upton. Proceed into the village and on passing The Lion Inn Restaurant on the right hand side, take the right turn signposted Great Bolas and Childs Ercall and after a short distance, Chez Nous will be identified on the right hand side.

SITUATION

Waters Upton is a charming village, featuring a local shop and post office and a popular Indian restaurant/pub. The village offer convenient access to the nearby market towns of Newport and Wellington, aswell as excellent commuters links to Telford, Shrewsbury and the M54 motorway. Crudgington primary school is close by, while Newport and Wellington are known for their highly regarded schools and also provides a variety of independent shops, supermarkets and restaurants.

PROPERTY

Chez Nous is a beautifully presented and impressively extended detached bungalow that is sure to appeal to a wide range of buyers. The property is entered via a storm porch into a welcoming reception hall, leading through to a stunning open-plan kitchen and dining area featuring an extensive range of contemporary soft-close units, Quartz work surfaces, integrated Zanussi and AEG appliances, a lantern roof, picture windows and bi-folding doors opening onto the rear sun terrace and gardens.



The dining area also provides internal access to the attached garage, while the separate living room offers a cosy yet stylish space with a striking log-burning stove set on a granite hearth and further bi-folding doors leading directly to the outdoor entertaining area.

There are two generous double bedrooms, with the principal bedroom benefiting from dual-aspect windows and a spacious walk-in dressing room, while the second bedroom includes built-in storage. The accommodation is completed by a modern wet room, a practical utility/rear lobby with plumbing for a washing machine, twin-bowl sink and access to both the front and rear of the property, together with a guest WC and an additional garden WC.













OUTSIDE

Outside, ornamental iron gates open onto a generous tarmacadam driveway providing ample off-road parking and access to the attached garage, which benefits from power, lighting and rear access. The bungalow occupies an attractive plot with extensive front lawns bordered by established shrubs, while the particularly generous rear garden has been thoughtfully landscaped to include a spacious Indian sandstone sun terrace, sweeping lawns, gravelled seating areas and well-stocked planting beds offering excellent potential for keen gardeners.

.GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire

Tel: 0345 6789000

COUNCIL TAX

Council tax band - C



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.





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