Tempertons

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Jalna Moss Road, Wrockwardine Wood, Telford, TF2 7BN

Offers In The Region Of £317,500

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Wrockwardine Wood is a popular and well established residential area of central Telford, and benefits from having a good range of local amenities close by, including a parade of shops at Donnington, an Asda supermarket/petrol filling station, medical centre and pharmacy, and both primary and secondary schools. There is also the Cockshut country park nearby as well as a leisure centre, tennis centre with indoor and outdoor courts, athletics track and all weather pitches.

Telford Town Centre and Southwater leisure development is about 3 miles away, and a good bus service runs through Wrockwardine Wood to Telford Central train station and the Town Centre.

The property is positioned on a good size individual plot at the corner of Moss Road and Furnace Lane. This extended detached house provides good flexible living accommodation having three reception rooms and a fitted kitchen and a W.C. on the ground floor and four bedrooms, bathroom and separate W.C on the first floor. There is a utility room built into the house, accessed externally from the covered decking area in the rear garden. Outside the property benefits from at least four off road parking spaces and a detached single size garage.

The gas centrally heated and double glazed accommodation is set out in more detail as follows:-

Modern composite panelled front entrance door with uPVC framed patterned double glazed side panels.

Entrance/Through Hall
having laminate flooring and radiator.

Cloakroom W.C.
fully tiled with white corner wash hand basin and W.C.

Study/Bedroom
uPVC framed double glazed window to the front. Laminate flooring. Radiator.

Lounge
13'3" x 11'6" (4.04 x 3.51)
uPVC framed picture window to the front. Radiator. Marble fireplace with similar marble back and surround. Inset electric fire. Archway to

Dining Room
12'4" x 9'8" (3.76 x 2.95)
a well proportioned room with uPVC framed double glazed French doors to rear garden. Vertical upright radiator. Laminate flooring.

Kitchen
12'5" (max) x 8'3" (3.80 (max) x 2.54)
having a range of modern fitted base and wall mounted cupboards comprising a porcelain 1 1/2 bowl single drainer sink unit with cupboard below. Recess to the side suitable for a dishwasher. Matching 1/2 and corner cupboards with worktop above. Integral electric oven with ceramic hob above. Separate worksurface area with cupboards and drawer units below. Recess for a larder style fridge. Built-in pantry cupboard. uPVC framed double glazed window with outlook to rear garden. Radiator. External door to covered decked side area.

Also connecting glazed internal door to Entrance/Through Hall.

From the Entrance Hall, stairs to Landing. Hatch to loft, accessed via a loft ladder, which is partly boarded and has a light.

Bedroom One
16'8" x 9'7" (5.10 x 2.94)
good double size bedroom having uPVC framed double glazed windows front and rear. Laminate flooring. Radiator.

Bedroom Two
13'3" x 10'7" (4.04 x 3.25)
uPVC framed double glazed window. Laminate flooring. Radiator. Built-in airing cupboard with lagged hot water cylinder.

Bedroom Three
12'4" (max) x 10'7" (3.76 (max) x 3.25)
uPVC framed double glazed window to the front. Radiator. Laminate flooring. Good range of modern fitted wardrobes with matching drawer unit and bedside cabinets.

Bedroom Four
10'1" (max) x 7'4" (3.08 (max) x 2.24)
having laminate flooring and uPVC framed double glazed window to the front. Radiator.

Bathroom
having fully tiled walls and suite comprising P-shaped bath with electric shower above. Wash hand basin with vanity cupboard below. uPVC framed double glazed window. Radiator. Recess spotlights.

Separate W.C.
low level flush W.C. Fully tiled walls and uPVC framed double glazed window.

Utility Room
5'3" x 9'9" (1.61 x 2.99)
Built-in to the house and externally accessed via a covered decked area, this useful room comprises a stainless steel single basin single drainer sink unit with cupboard below. Recess to the side suitable for a washing machine. Wall mounted cabinets. Recesses suitable for a fridge freezer and tumble dryer. Lighting and power. uPVC framed double glazed window.

Outside
The house from the front is set behind a low level wall and raised lawn. Driveway parking to the side for at least four cars, with further parking possible on the lawned side garden. Detached garage with up and over door to the front.

An attractive feature of the property is the size of the rear garden, finished to areas of slabbed patio, lawn and decking. Outside light. Cold water tap.

Additional Information
COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin

Tel: 01952 812519 **Email:** sales@tempertons.co.uk

Council, that the property is in Band C.

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 not aware of any onerous rights or restrictions affecting the property.

FLOODING ISSUES: This 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 that may have an impact on the property.

COAL FIELDS/MINING: The vendors are not aware of any mining related issues having affected the property. Telford is an historic mining area and potential purchasers are advised to make their own enquiries with regard to this issue.

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 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.

6. We will not allow any recording of the property by means of cameras, mobile phones, Meta glasses or other devices unless the consent of the vendor has been sought and given in advance of the viewing.

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.







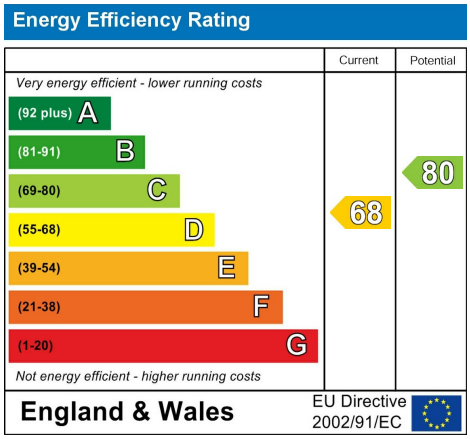


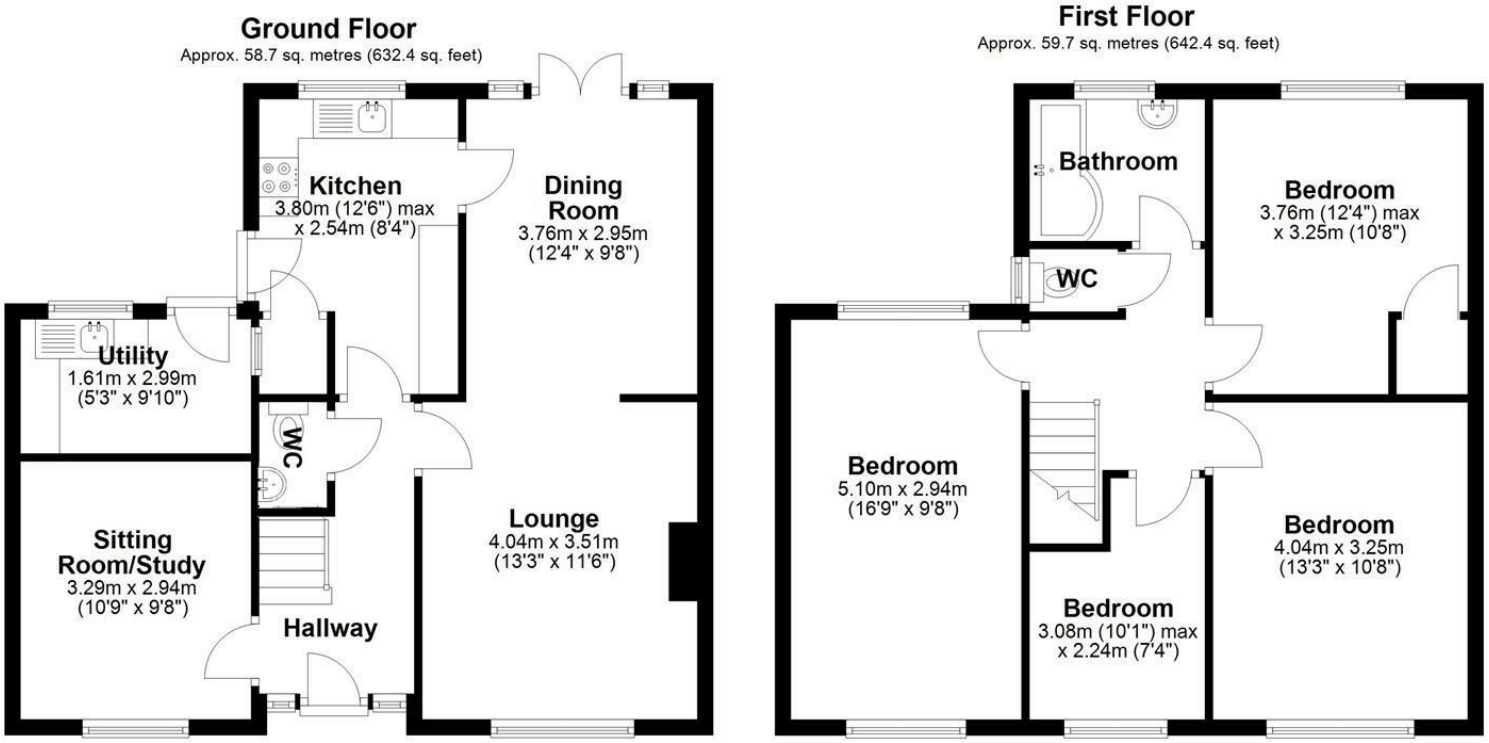












Total area: approx. 118.4 sq. metres (1274.7 sq. feet)

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.

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