

Wrockwardine Wood is an established and popular residential area of Telford. Most local amenities are available close by including the district centre of Oakengates with its supermarket, Post Office, Medical practice and train station. Blencathra is pleasantly situated and is one of six individually designed properties in a private cul-de-sac off Lincoln Road. Positioned on a slightly elevated plot the bungalow benefits from a private rear garden with wooded backdrop and views towards the Wrekin.

The property is well presented and provides the following gas centrally heated and double glazed accommodation in more detail :

RECESS PORCH: With natural stone tiled floor and outside light. UPVC framed patterned double glazed Entrance door with matching side screen.

' L ' SHAPED ENTRANCE / THROUGH HALL: Having laminate flooring, panelled radiator and coving detail to ceiling. Also access hatch to loft.

LOUNGE: 4.21m x 3.59m (13'10" x 11'9") A lovely well-proportioned reception room with Living Flame coal effect gas fire and stone effect hearth and surround. UPVC framed double glazed box bay window to the front with elevated views towards the north Shropshire plain. Panelled radiator and coving detail to ceiling. Archway to Dining Area.

DINING AREA: 2.70m x 3.70m (8'10" x 12'2") Having UPVC framed double glazed side window, panelled radiator and connecting door to Through Hall.

BREAKFAST KITCHEN: 5.51m x 3.55m (18'1" x 11'8" max) Having a range of modern base and wall mounted cupboards and comprising a one and a half bowl sink unit which chrome mixer tap. Single cupboard below and integrated dish washer to the side. Return work surface with corner cupboard and four drawer unit below. Integrated Bosch stainless steel four ring gas hob with double cupboard below and stainless steel Bosch filter extractor hood over. Integrated stainless steel double oven with cupboards above and below. Breakfast area with panelled radiator and laminate flooring. Further matching base and wall mounted cupboards as well as plumbing connection for a washing machine. Recess spot lighting and UPVC panelled / double glazed external side door. UPVC framed double glazed French doors to Conservatory.

CONSERVATORY: 3.60m x 3.31m (11'10" x 10'10") A lovely addition to the property, having cavity brick base walls with UPVC framed double glazed units above. Matching UPVC framed double glazed French doors to rear garden. Panelled radiator and power points. From the Hallway,

MASTER BEDROOM: 4.14m x 3.40m (13'7" max x 11'2") With built-in double and single wardrobes. Also coving detail to ceiling and panelled radiator. UPVC framed double glazed window with outlook towards the Wrekin.

EN-SUITE SHOWER ROOM: With modern fittings comprising a Quadrant shower cubicle with mains feed shower. Low level flush W.C. and wall mounted wash



hand basin with drawer unit below. Panelled radiator. UPVC framed patterned double glazed window and laminate flooring.

BEDROOM 2: 3.65m x 2.53m (12'0" x 8'4") A double size bedroom with outlook to the rear garden. Two built-in double wardrobes. Coving detail to ceiling and panelled radiator.

BEDROOM 3: 3.40m x 3.31m (11'2" x 10'10") A double size bedroom with window having outlook to the front towards the Wrekin. Panelled radiator and coving detail to ceiling.

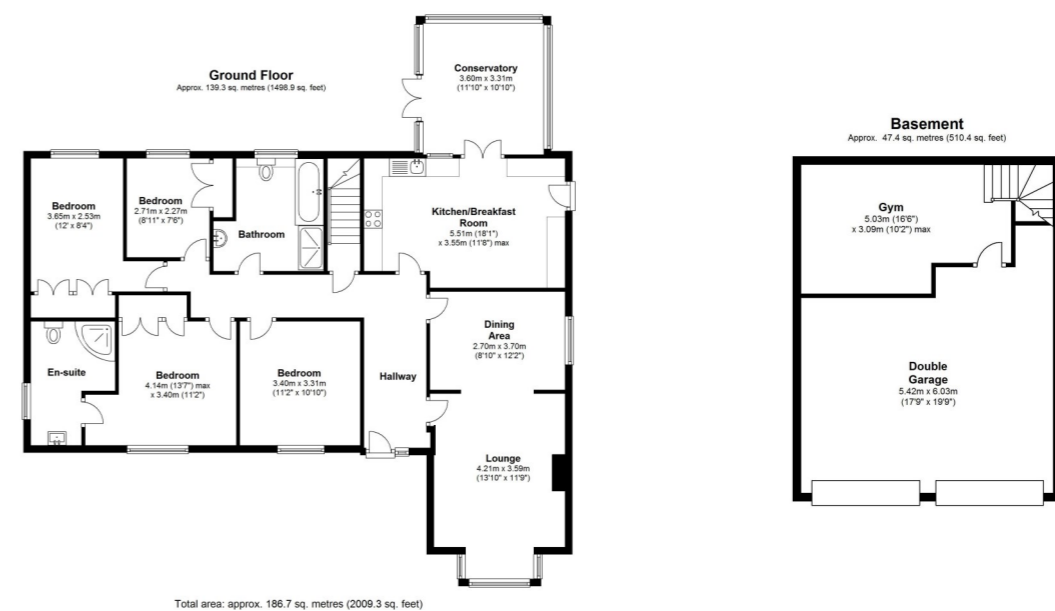
BEDROOM 4: 2.71m x 2.27m (8'11" x 7') A single size bedroom having UPVC framed double glazed window with private outlook to the rear garden. Panelled radiator and built-in airing cupboard with lagged hot water cylinder.

SPACIOUS FAMILY BATHROOM: Having modern suite comprising an oval bath with centre chrome mixer taps. Separate one and a half width shower cubicle with mains feed shower. Wash hand basin with vanity cupboard below and low level flush W.C. with concealed cistern. Built-in toiletry cabinets and heated chrome tower radiator. UPVC framed patterned double glazed window and recess spot lighting. From the Hall, connecting door leading to internal staircase.

BASEMENT ROOM: 5.03m x 3.09m (16'6" x 10'2" max) With panelled radiator, laminate flooring, power and lighting. Connecting door to Garage.

OUTSIDE: The property benefits from off-road parking on the drive for four cars. Integral **DOUBLE GARAGE:** 5.42m x

6.03m (17'9" x 19'9") Having up and over doors, power and lighting. From the front there are steps that lead up to the Porch. Areas of garden either side finished either to formal lawn or shrubbed borders. From the front there is a side path via a metal gate to the rear garden. The level private enclosed rear garden is relatively low maintenance, being set out to slabbed patio, small lawn and raised borders. Gated rear access directly onto the Silken Way. Also outside power, lighting and cold water tap.



TENURE: The property is understood to be freehold and vacant possession will be given on completion.

SERVICES: All usual mains services are understood to be connected to the property.

VIEWING: Strictly by prior appointment with the Agents Telford Town Centre Office – **01952 201700**.

Agents Notes:

1. While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact our office 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. If you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property.


2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission the 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 (included in brackets and correct to within 3 inches) is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments or new carpets etc

HOME BUYERS 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 Performance Certificate



Blencathra, Rocfield Terrace, Wrockwardine Wood, TELFORD, TF2 6LH


Dwelling type: Detached house	Reference number: 2578-7067-7247-4436-5950
Date of assessment: 23 March 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 28 March 2016	Total floor area: 143 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,098
Over 3 years you could save	£ 921

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 393 over 3 years	£ 243 over 3 years	 You could save £ 921 over 3 years
Heating	£ 3,279 over 3 years	£ 2,583 over 3 years	
Hot Water	£ 426 over 3 years	£ 351 over 3 years	
Totals	£ 4,098	£ 3,177	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 174	✔
2 Low energy lighting for all fixed outlets	£65	£ 120	✔
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 483	✔

See page 3 for a full list of recommendations for this property. To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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BLENCATHRA, ROCFIELD TERRACE, WROCKWARDINE WOOD, TELFORD, TF2 6LH



**** NO UPWARD CHAIN ****

A SUPERBLY PRESENTED AND INDIVIDUALLY DESIGNED DETACHED FOUR BEDROOM BUNGALOW WITH DOUBLE GARAGE

- LOVELY POSITION WITH WOODED BACKDROP & VIEWS TOWARDS THE WREKIN**
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM**
- WELL PROPORTIONED LOUNGE & SEPARATE DINING AREA**
- THREE FURTHER GOOD SIZE BEDROOMS**
- LARGE BREAKFAST KITCHEN**
- FAMILY BATHROOM**
- CONSERVATORY**
- BASEMENT & DOUBLE GARAGE**

£330,000 Region

Ref: 2853



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