



**8 Chapel Row,
Horton,
TF6 6DP**

OIRO £170,000

8 Chapel Row is a mid terraced two bedroom cottage. with countryside views located in the semi-rural village of Horton.

Briefly, the property comprises of a lounge which has wooden stairs leading to the first floor,. The lounge leads to the kitchen diner which leads to a spacious conservatory. To the first floor there is a master bedroom with a further second bedroom and a bathroom which has a corner shower enclosure. The second bedroom has wooden stairs that lead to the third floor and the office room which has dual aspect Velux windows.

Horton is a small village, close to the larger village of Preston-on-the-Weald-Moors, with its Primary School and church, and just a few miles distant from the market towns of Wellington to the west, Telford to the east and Newport to the north-east. The village itself boasts the Queens gastropub and is ideally located for rural walks. The property, whilst rurally located, is ideally situated, just a few miles from the A442, with its links to the motorways.

ENTRANCE

LOUNGE

10'9" x 12'6" (3.30 x 3.83)

Having a raised feature fireplace edged with brick, wooden effect laminate flooring, a radiator beneath the window and stairs leading to the first floor.



KITCHEN/DINER

12'7" x 9'8" (3.84 x 2.95)

A shaker style range of base and wall units with contrast worktops over recess area for a washing machine, fridge and freezer. There is an alcove which has space for a double oven. An inset stainless steel sink and drainer with a mixer tap. Wooden effect laminate flooring and French doors leading to the Conservatory.



CONSERVATORY

16'8" x 11'7" (5.09 x 3.55)

With a radiator and wooden effect laminate flooring, having French doors which lead to the rear garden.



FIRST FLOOR

MASTER BEDROOM

12'6" x 9'7" (3.83 x 2.94)

Overlooking the rear garden, with a dual aspect windows.



BEDROOM TWO

10'8" x 6'9" (3.27 x 2.06)

Situated at the front of the property with a wooden staircase which leads to the second floor.



BATHROOM

5'11" x 5'4" (1.82 x 1.65)

A corner shower enclosure with a Mira electric shower. A Vanity washbasin with storage below and a low level W.C. The walls are tiled there is a chrome towel rail and extractor fan.

SECOND FLOOR

OFFICE

15'10" max x 11'1" (4.84 max x 3.40)

With double Velux windows and radiator.



AGENTS' NOTES:

EPC RATING: D (55) - a copy is available upon request.

SERVICES: We are advised that mains water, gas, electricity and drainage are available. The property is heated by a gas fired central heating system. Davies White & Perry have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: We are advised by the Local Authority Telford & Wrekin Council, the property Band is A (currently £1,371.15 for the year 2024/2025)

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-

OUTSIDE

The property is approached off the road there is a small courtyard garden behind a brick wall and an iron gate. The rear garden has a patio area with a small timber shed and steps that lead to a laid lawn, there is a side gate that leads to the front of the property.



PARKING

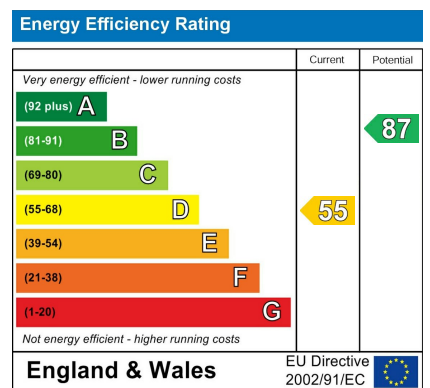
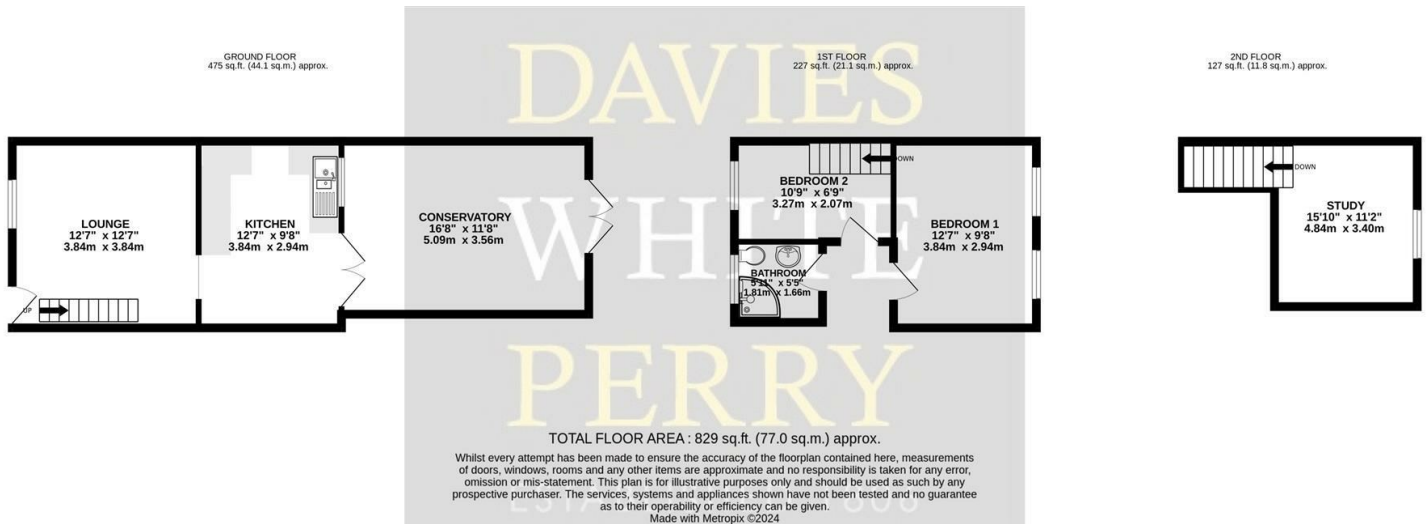
There is parking available at the side of No 9 where there is a gravelled driveway that provides off-road parking for at two cars.

Contract Enquiries. Vacant possession upon completion.

METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

DIRECTIONS: From our office in the High Street, continue onto Upper Bar and turn right onto Wellington Road, at the roundabout take the second exit and stay on Wellington Road. At the next roundabout take the third exit onto Station Road, At the roundabout take the second exit onto Humber Lane,. The destination is on your left and can be identified by a For Sale board.



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.