



**22A ,  
Waters Upton,  
TF6 6NP**

**OIRO £425,000**



A well presented modern three bedroom detached family home, with driveway parking . Located in the sought-after residential area of Waters Upton.

Boasting a lounge, a spacious kitchen/diner and three generously sized bedrooms, with a master ensuite. The rear garden has two gates which access the front driveway.

The ground floor features an inviting entrance hallway and a convenient cloakroom. The lounge has French doors which open to the rear garden. There is a spacious modern fitted kitchen which leads to the dining room. With the added convenience of a utility room

On the first floor, you'll find the master bedroom with an ensuite, along with two further additional bedrooms. Two of the bedrooms include built-in double wardrobes and a family bathroom.

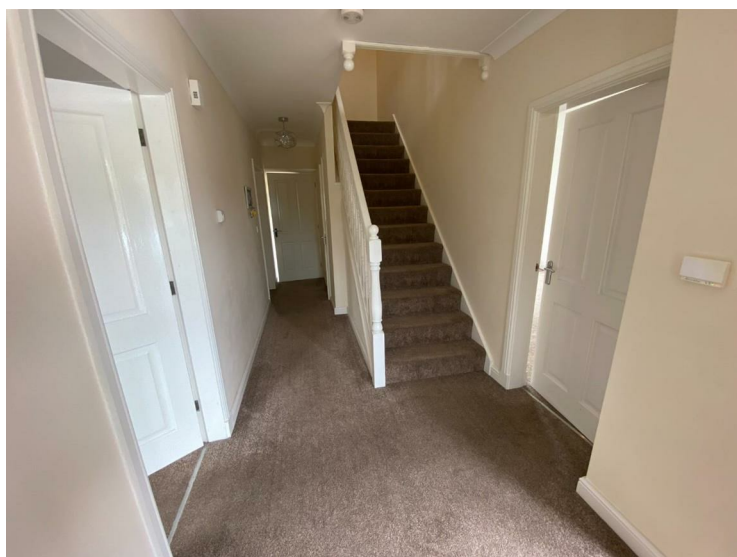
Outside, the property has a gravelled driveway which offers driveway parking for several cars. The rear garden has a laid patio which leads to a laid lawn and timber fencing boundary. With two side access gates to the front of the property.

The property is located in the sought-after village of Waters Upton, with a local shop and Post Office nearby. Crudgington Primary School is just half a mile away, easily accessible on foot or by transport. A bus service runs through the village to Charlton Secondary School, and the new rural bus route connecting Newport to Shrewsbury also passes through Waters Upton and surrounding villages. The property offers convenient access to Wellington, Telford, Newport, Market Drayton, and Shrewsbury, all of which provide a variety of amenities. Additionally, the village is close to the A41, offering access to the West Midlands road network, including the M6 to the north and M54 to the south.

### ENTRANCE HALLWAY

23'2" x 3'6" x 6'1" (7.08 x 1.08 x 1.86)

With a window to the front, stairs to the first floor.



### CLOAK ROOM

6'9" x 3'5" (2.08 x 1.06)

With a free standing wash basin and low level W.C.. With Kardean flooring, inset chrome spotlights and extractor fan.

### LOUNGE

16'6" x 10'6" (5.05 x 3.21)

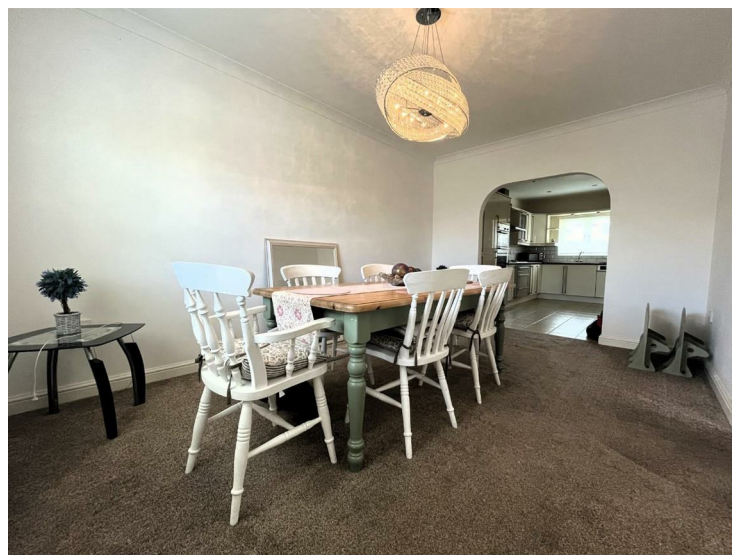
With a marble fire surround and a mounted gas fire. French doors open to the rear garden.



### DINING ROOM

9'11" x 14'10" (3.03 x 4.54)

Leading to the kitchen, open plan kitchen, diner.



### KITCHEN

14'10" x 7'4" (4.54 x 2.24)

A contemporary, spacious kitchen featuring a variety of cream base and wall units, with worktops and tiling above. It includes an integrated Bosch oven and grill, a five-ring gas hob with a chrome extractor fan above. Additionally, there is an integrated dishwasher, and a composite sink with a drainer and mixer tap. The kitchen also boasts tiled flooring, inset chrome spotlights, and an extractor fan.



## UTILITY

8'4" x 6'5" (2.56 x 1.97)

The Utility features cream gloss base and wall units, with recessed spaces for a washing machine and tumble dryer. It is equipped with a stainless steel sink, drainer, and mixer tap. The room also includes tiled flooring, inset chrome spotlights in the ceiling, and an exterior door leading to the rear garden.

## FIRST FLOOR

Stairs leading to a spacious landing area.

## MASTER BEDROOM

13'2" x 10'1" (4.03 x 3.08)

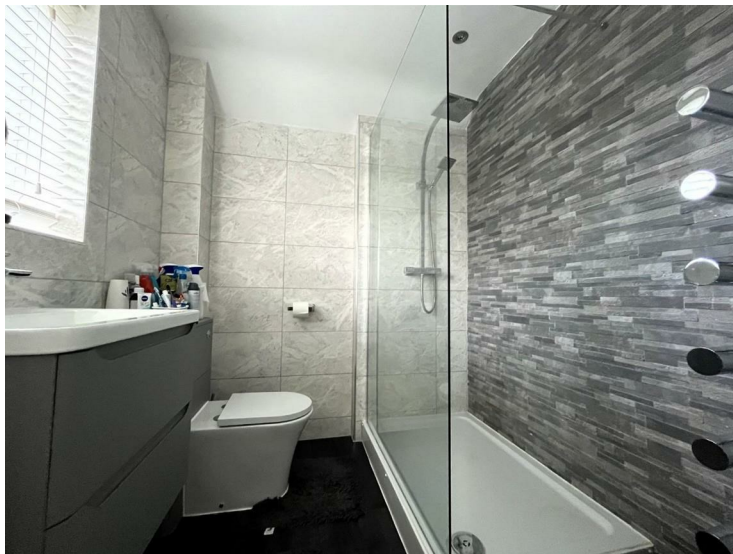
Overlooking the rear garden with triple built in mirrored wardrobes.



## EN-SUITE

6'2" x 6'7" (1.88 x 2.01)

The bathroom features a double shower enclosure with a glass panel and dual chrome shower heads. It includes a vanity wash basin and a low-level W.C. The walls are tiled, and the floor is finished with Kardean wood-effect flooring. Additional features include inset chrome spotlights, a chrome-mounted heated towel rail, and an extractor fan.



## BEDROOM TWO

10'0" x 12'8" (3.07 x 3.88)

A second double bedroom overlooking the front of the property,



## BEDROOM THREE

10'9" x 11'5" x 6'6".164'0" (3.29 x 3.48 x 2..50)

Overlooks the front of the property,



## FAMILY BATHROOM

8'1" x 7'8" (2.47 x 2.36)

The bathroom includes a tub with chrome tap fittings, a vanity wash basin, and a low-level W.C. The walls are half-tiled, and the floor is finished with Kardean flooring. Additional features include inset chrome spotlights, an extractor fan, and a wall-mounted shaver point.





## REAR GARDEN

A paved patio area leads to a laid lawn, with an additional patio space and borders planted with shrubs. The property also features two sheds and side access gates on each side, providing entry to the front of the property.



## OUTSIDE

A gravelled driveway with parking for several cars. There is a raised planted border with mature plants and shrubs.

EPC RATING: B a copy is available upon request.

SERVICES: We are advised that mains water, electricity and drainage are available. The property is heated by gas fired central heating. 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.

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, the Property is Band E (currently £2,395.49 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.

BROADBAND: Up to 69mbps

MOBILE SIGNAL/COVERAGE: EE Limited / O2 Likely / Three None / Vodafone Limited

PARKING: Private driveway

FLOOD RISK: Rivers & Seas – No risk

COSTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: None in this area

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

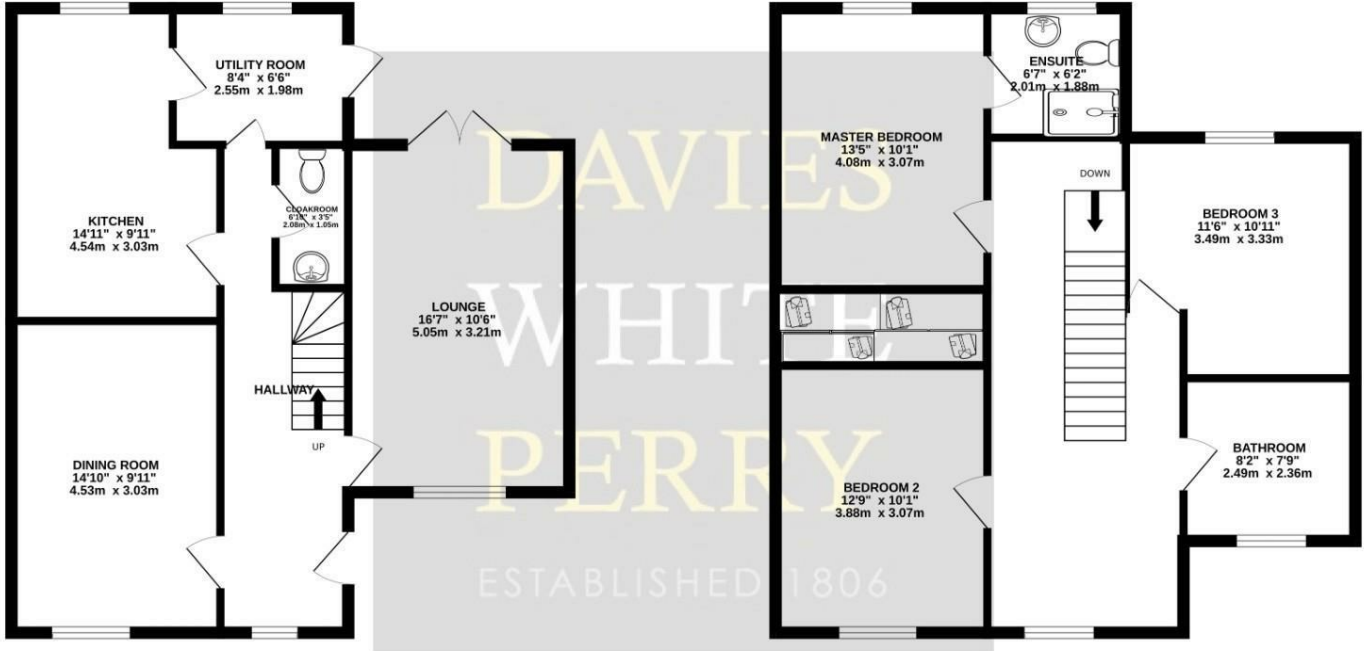
METHOD OF SALE: For Sale by Private Treaty.

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](mailto:newport@davieswhiteperry.co.uk)

DIRECTIONS: From our offices in the Newport High Street head north on Upper Bar and continue into Chetwynd End . At the roundabout take the first exit onto Edgmond Road B5062. After six miles turn left onto Catsbitch Lane. the property is situated on the left hand side.

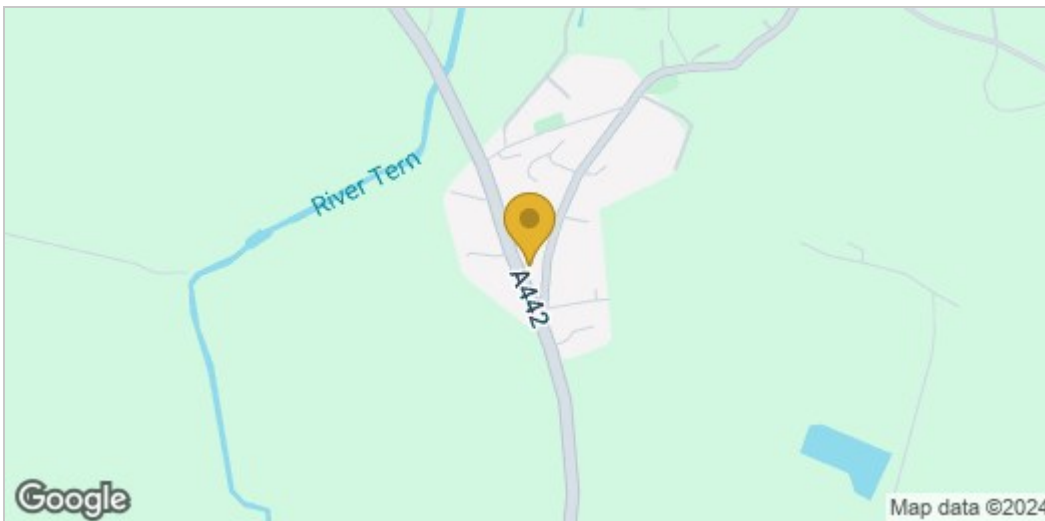
GROUND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.


1ST FLOOR  
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 1369 sq.ft. (127.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>83</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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.