



Helping *you* move



### 3 Bartholomew Road, Lawley Village

An extremely well presented Four Bedroom Detached House with Garage and attractive rear garden is situated in the popular locality of Lawley Village, being served by Lawley Primary school and an excellent range of shopping and leisure facilities in the nearby Lawley Centre.

Offers in the Region of

**£323,500**

# 3 Bartholomew Road, Lawley Village, Telford, TF4 2PW.

## Overview

- Detached House
- Lounge, Dining Room
- Fitted Kitchen
- Utility Room, Cloakroom
- Master Bedroom with En-suite
- Three further Bedrooms
- Bathroom
- Attractive Rear Garden
- Garage, Driveway Parking
- Double Glazing, Gas CH
- EPC C, Council Tax D



## Location

Situated in the established locality of Lawley Village which has Lawley Primary School approx. 1/3 mile distant and being served by a range of shopping and leisure facilities in the nearby developing centre of Lawley which also offers the Lawley Village Primary Academy approx. 1/4 mile distant. Telford Town Centre is approx. 3 miles distant and offers an excellent range of shopping and leisure facilities along with Bus and Railway Stations and commuter access along the M54.

## Brief Description

This nicely presented Detached House has well presented accommodation throughout. A Canopy Porch provides access into the Entrance Hall with stairs to first floor and Cloakroom with two pieces suite. The fitted Kitchen overlooks the lovely tree lined aspect to the front and also has a window to the side; range of high gloss drawers, base and wall mounted units with complementary working surfaces, integrated dishwasher, fridge / freezer, oven, gas hob and extractor over and inset 1.5 bowl sink unit. A door opens into the Utility Room with space and provision for two appliances, cupboard and working surface with inset sink; door and window to side. The Lounge overlooks the rear garden with a walk-in bay window, feature fire surround with gas fire, archway into the Dining Room with French doors out to the rear garden.



Stairs ascend to the first floor Landing - the principal Bedroom has a built-in wardrobe, window to the fore and step up to the En-suite Shower Room with three piece suite; there are three further bedrooms, two of which have a built-in wardrobe. The spacious main Bathroom has an airing cupboard and three piece suite. The property benefits from gas central heating and double glazing.

Externally, the property is approached over a block paved tributary road (serving four properties in total) and has a tarmac driveway with adjacent paved fore garden; garage with up-and-over door. The rear garden is an attractive feature of the property - patio area with gravel edging and continues to edge the main garden area which has an abundance of established shrubs, lawned garden area with half circular patio and steps up to a further raised patio area with brick pillars and wrought iron fencing.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band D

#### SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers 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.

#### VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From Junction 6 off the M54 proceed in the direction of Lawley and Ironbridge; at the cross roads set of traffic lights turn right into Arleston Lane and take the first left into Bartholomew Road, turn immediately left along a private tributary road and no.3 is the third property along.

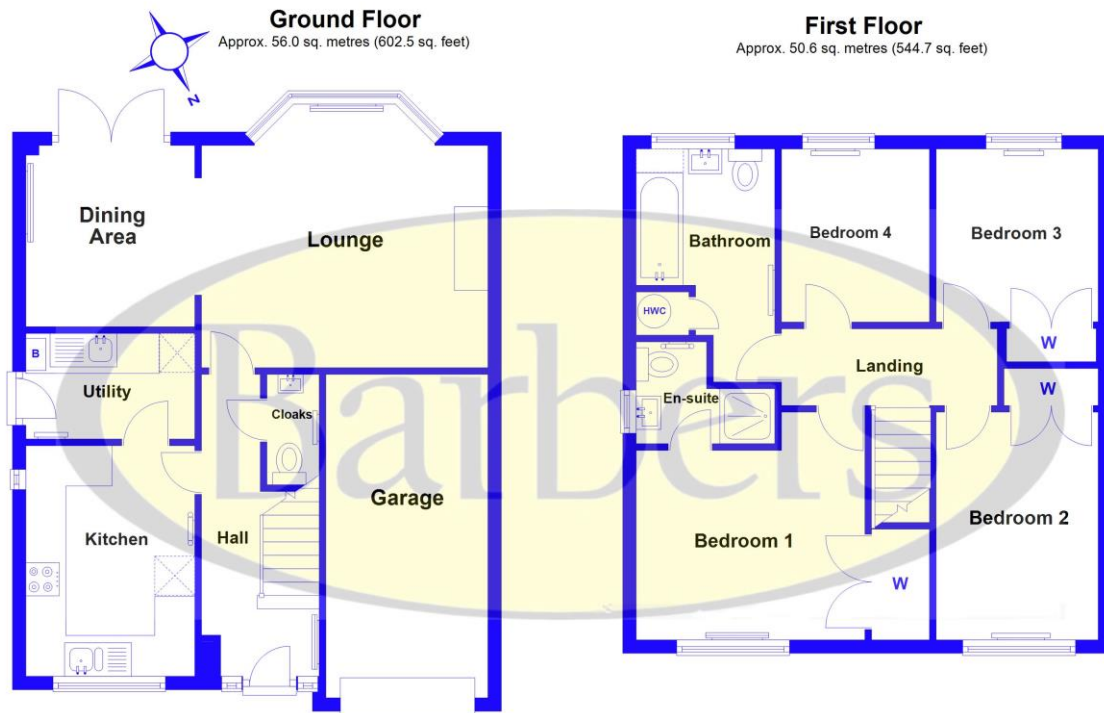
#### METHOD OF SALE

For Sale by Private Treaty.

WE34284.231023

#### 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. To avoid delays in the buying process please provide the required documents as soon as possible.



Total area: approx. 106.6 sq. metres (1147.2 sq. feet)

This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software

3 Bartholomew Road, Lawley, Telford

All measurements quoted are approximate:

**CLOAKROOM** 5' 4" x 2' 5" (1.63m x 0.74m)

**KITCHEN** 8' 2" x 11' 2" (2.49m x 3.4m)

**UTILITY ROOM** 8' 2" x 5' 1" (2.49m x 1.55m)

**LOUNGE** 12' 8" x 14' 0" (3.86m x 4.27m) max.

**DINING ROOM** 8' 9" x 8' 2" (2.67m x 2.49m)

**BEDROOM ONE** 11' 1" x 11' 0" (3.38m x 3.35m)

**EN-SUITE** 6' 7" x 4' 8" (2.01m x 1.42m) max.

**BEDROOM TWO** 11' 1" x 7' 8" (3.38m x 2.34m)

**BEDROOM THREE** 8' 5" x 7' 2" (2.57m x 2.18m)

**BEDROOM FOUR** 8' 5" x 7' 9" (2.57m x 2.36m)

**BATHROOM** 6' 8" x 9' 0" (2.03m x 2.74m) plus further door recess area

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<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			
England, Scotland & Wales			EU Directive 2002/91/EC

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.