



Helping *you* move



## 2 Greenwood Drive, Shawbirch

A nicely presented Detached House with Two Reception Rooms, a Conservatory and Three Bedrooms. Conveniently located for St Peters Primary School and the neighbourhood amenities available in Shawbirch.

Offers in the Region of

**£260,000**

# 2 Greenwood Drive, Shawbirch, Telford, TF5 0PH.

## Overview

- Detached House
- Lounge
- Dining Room
- Conservatory
- Fitted Kitchen
- Three Bedrooms
- Bathroom
- Driveway and Garage
- Good sized gardens
- Gas Central Heating
- Double Glazing
- EPC C, Council Tax C



## Location

Situated amongst similar style properties on a popular residential estate being convenient for St Peters Primary School and the local area provides a GP Surgery, Pharmacy, Public House and convenience store with Post Office. The Market Town of Wellington is approximately two miles distant and provides a range of local shops, traditional market, Supermarket, Library and Leisure centre, Bus and Railway Stations.

## Brief Description

This nicely presented Detached House is approached into a small Reception Hall with stairs up to the first floor; door off to the left into the Lounge with window on the front and fireplace with gas fire, archway into the Dining Room with door off to the right into the Kitchen and sliding patio doors opening to the Conservatory which offers delightful views over the rear garden and French doors out to the patio area. The Kitchen has a range of base and wall mounted units with complementary working surfaces, inset sink unit, space and provision for a dishwasher, washing machine and tumble drier, useful under stairs pantry cupboard and door to the Garage.



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Stairs ascend to the first floor Landing - Bedroom One is on the rear and has a built-in triple sliding mirror door wardrobe. Bedrooms Two and Three look out to the front. The Bathroom has a peach coloured three piece suite. Internally the accommodation benefits from double glazing and gas central heating (a brand new boiler was fitted in May 2024).

Externally, the property is approached over a tarmac driveway with adjacent lawn to the left side and a generous lawn to the right side; Garage with door to the rear garden. A side pathway with gate provides access into the rear garden - an attractive low maintenance design with patio area, steps up to a gravelled area with inset shrubs and pathway branching off to the left and right to circular patio areas.



#### 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 C

#### 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

#### 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

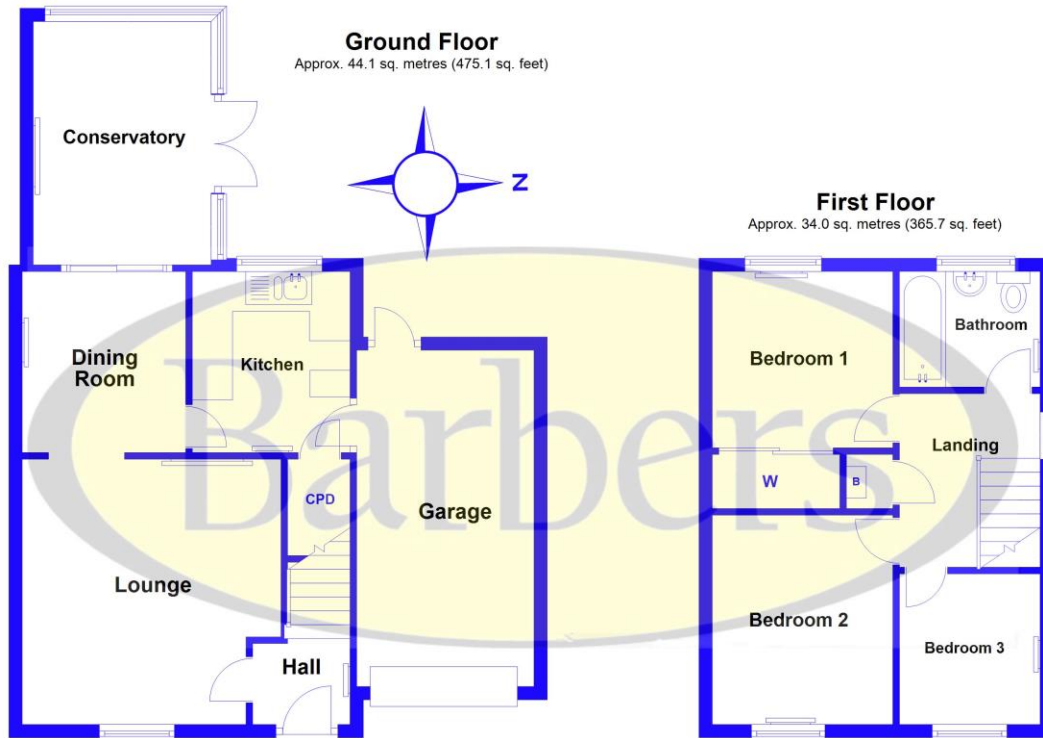
From Shawbirch Roundabout take the Shawbirch Road towards Admaston, travel straight across the first roundabout then take the first right onto the B5063 towards High Ercall. Take the first left into Crowdale Road and Greenwood Drive is the third turning on the right - no.2 is the second property on your left.

#### METHOD OF SALE

For Sale by Private Treaty.

WE35426.200524

**AML REGULATIONS** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable..



Total area: approx. 78.1 sq. metres (840.8 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  
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**2 Greenwood Drive, Shawbirch, Telford**

All measurements quoted are approximate:

**LOUNGE** 13' 2" x 12' 8" (4.01m x 3.86m)

**DINING ROOM** 9' 0" x 8' 10" (2.74m x 2.69m)

**CONSERVATORY** 12' 2" x 8' 9" (3.71m x 2.67m)

**KITCHEN** 8' 9" x 7' 8" (2.67m x 2.34m)

**BEDROOM ONE** 10' 0" x 9' 4" (3.05m x 2.84m)

**BEDROOM TWO** 10' 4" x 9' 0" (3.15m x 2.74m)

**BEDROOM THREE** 7' 4" x 6' 9" (2.24m x 2.06m)

**BATHROOM** 6' 4" x 5' 4" (1.93m x 1.63m)

**GARAGE** 16' 9" x 8' 8" (5.11m x 2.64m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		57
(69-80)	<b>C</b>	73	
(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

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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.