



Helping *you* move



1 Castle Road, Dawley, TF4 3EU

With an open outlook to the fore, a beautifully presented, three bedroom semi detached house, occupying a corner plot with a garage.
VIEWINGS ARE ESSENTIAL

Offers in the Region of
£210,000

1 Castle Road, Dawley, Telford, TF4 3EU

Overview

- Semi Detached House
- Beautifully Presented Accommodation
- Three Bedrooms
- Lounge
- Kitchen
- Utility, WC
- Refitted Bathroom
- Gardens, Driveway, Garage
- Gas Central Heating
- Double Glazed Windows
- EPC C
- Council Tax Band B



Location

Situated in the established residential locality of Dawley close to a range of shops in the neighbouring area of Little Dawley and convenient for the range shops in Dawley Centre and education facilities including Captain Webb Primary and Telford Langley. An excellent road network connects the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford Town Centre.

Brief Description

With an open outlook to the fore, a beautifully presented, three bedroom semi detached house, occupying a corner plot. The accommodation comprises hall, leading into the Living Room with dual aspect windows of which one is a bay window to the front. The Kitchen is to the rear of the property and comprises a range of wall and base units space for oven and dishwasher, an under stairs cupboard and a door to the utility with door out to the rear and also a downstairs Cloakroom.

The stairs from the entrance hall ascend to the first floor landing area where there three Bedrooms, two of which are double size having built in wardrobes, both enjoying dual aspect windows. The Bathroom has been tastefully refitted and comprises WC, wash hand basin and bath along with a separate shower cubicle.



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01952 221 200



The property enjoys a corner position and has gardens to the front, side and rear. There is a driveway that fronts the single garage, which has a door through to a "secret garden", a lovely seating area. The property benefits from Double Glazed Windows and Gas Central Heating.



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

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

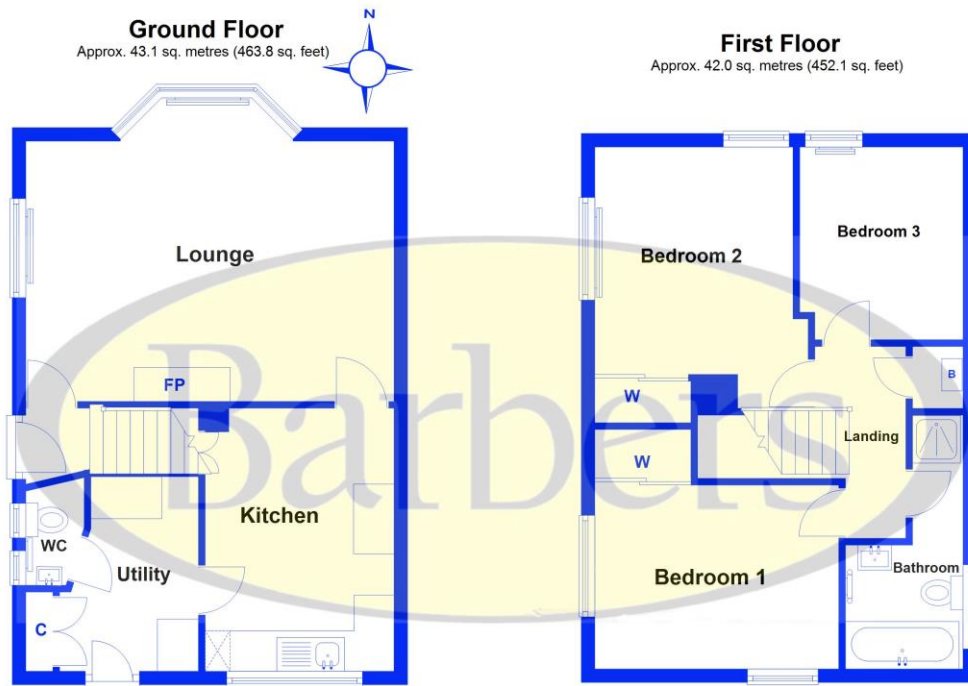
DIRECTIONS

From Wellington proceed along the Dawley Road to the Heath Hill roundabout take the 3rd exit into Springhill Road which then joins into Finger Road, at the mini roundabout continue straight ahead into Southall Road and then take your first right into Southall / Holly Road, after the Church take the second turn on your right into Trinity Road and first right on to Castle Road, where the property can be found at the end of the road on the right hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE 35667 100924



Total area: approx. 85.1 sq. metres (916.0 sq. feet)

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

1 Castle Road, Dawley, Telford

All measurements quoted are approximate:

LOUNGE

17' 9" x 12' 1" (5.41m x 3.68m)

KITCHEN

13' 5" x 8' 9" (4.09m x 2.67m)

UTILITY ROOM

6' 6" x 9' 0" (1.98m x 2.74m)

WC

4' 7" x 3' 0" (1.4m x 0.91m)

BEDROOM ONE

12' 6" x 9' 0" (3.81m x 2.74m)

BEDROOM TWO

11' 0" x 10' 3" (3.35m x 3.12m)

BEDROOM THREE

9' 3" x 7' 11" (2.82m x 2.41m)

BATHROOM

6' 3" x 5' 8" (1.91m x 1.73m)

GARAGE

19' 9" x 11' 2" (6.02m x 3.4m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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 221200

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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.