



Helping *you* move



7 St Lukes Road, Doseley

Offered with NO UPWARD CHAIN, this spacious two bedroomed semi-detached cottage features two reception rooms, dining kitchen and ground floor bathroom. There are useful brick outbuildings at the bottom of the attractive rear garden and driveway parking.

Offers in the region of

£240,000

7 St Lukes Road, Doseley, Telford, Shropshire, TF4 3BE.

Overview

- Victorian Semi-Detached Cottage
- Two reception rooms with feature fireplaces
- Fitted dual aspect Dining Kitchen
- Ground floor bathroom
- Useful storage cellar
- Two good sized double bedrooms
- Front courtyard style garden
- Driveway parking
- Attractive mature rear garden
- Gas CH, Double Glazing
- Freehold, EPC D, Council Tax B



Location

Doseley is an established former village style residential locality conveniently situated neighbouring Horsehay with a local Public House, Village Hall, local Shops and Little Dawley with it's range of local shops and Little Dawley Nature Reserve. There are a variety of Primary and Secondary Education facilities within the local area. Doseley is very conveniently situated just under 2 miles south west of the excellent range of shopping and recreational facilities at the Telford town centre with its wide range of recreational and shopping facilities, the M54 motorway and the town's central railway station. The historic town of Ironbridge, which is a World Heritage Site, is some 3 miles to the south of Horsehay.

Brief Description

This two bedroomed semi-detached Victorian cottage has been extended at some point in the past, providing well proportioned, spacious accommodation. The accommodation briefly comprises a front door opening into a small hallway with lounge off to the left. This front aspect room has a feature fireplace with tiled surround and open fire grate (currently not in use). To the rear of the lounge is the second sitting/dining room, again with a feature tiled fireplace and side aspect windows. A door leads down to the cellar (located under the adjoining property). To the rear of the sitting/dining room is the dining kitchen, fitted with a range of units to one wall, having base and wall mounted cupboards and drawers, built-in fan assisted oven with hob over and space and plumbing provision for a washing machine. Space for under-counter fridge. Door to the driveway.



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Off the kitchen is the family bathroom, having a three piece suite and velux style roof light.

Stairs from the hallway rise to the first floor where there are two double bedrooms. The rear bedroom has dual aspect windows and a fitted cupboard, housing the gas combination boiler. A ceiling hatch provides access to the loft storage area. The second bedroom is also of a good size, having a walk-in storage cupboard over the stairs (with a second small hatch to the loft storage space).

Externally, there is driveway parking to the side of the property, adjacent to the courtyard style front garden (screened from the road by a well maintained, mature hedge). To the rear of the parking area, a timber gate opens to the fully enclosed back garden which is mainly laid to lawn with patio seating space to the side of the kitchen. There are useful brick built outbuildings to the bottom of the garden and boundaries of mature trees and shrubs.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. It should be noted that the cellar is located below the adjoining property (a flying freehold). Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band B (currently £1,533.12 for 2024/25)

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

DIRECTIONS

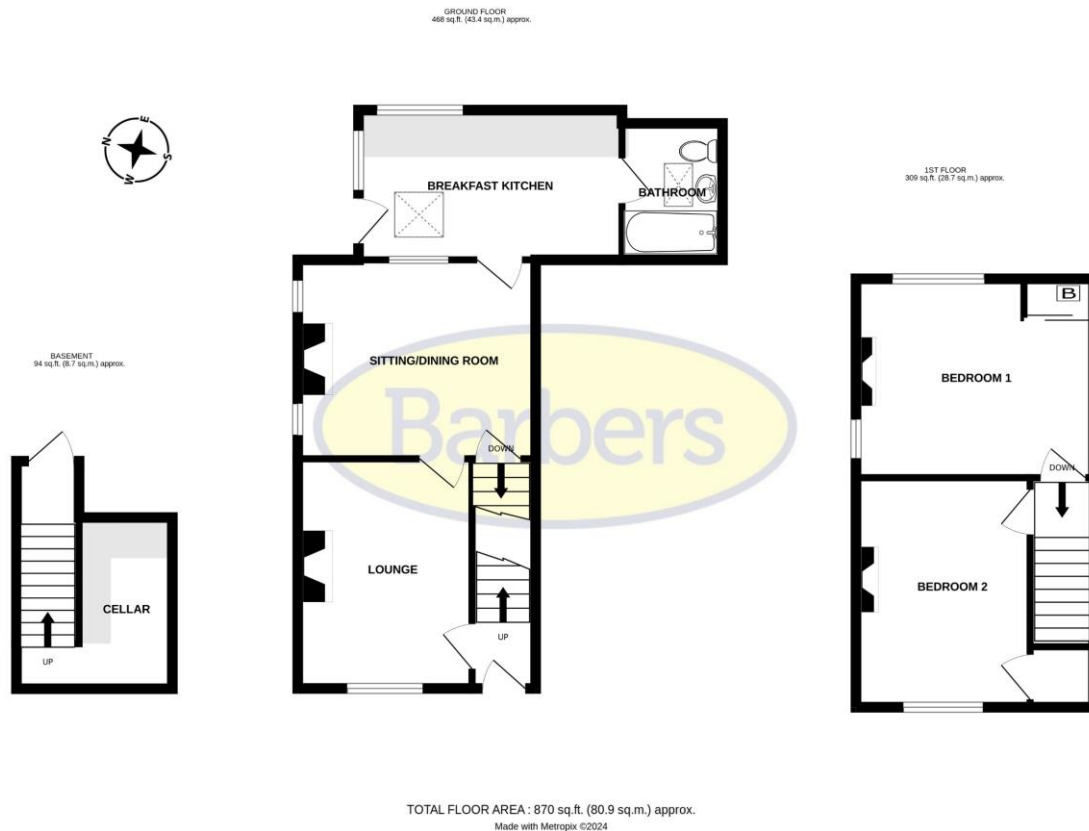
From Junction 6 off the M54 proceed along the A5223 Lawley Drive towards Lawley and Horsehay. Continuing straight through traffic lights until you reach the roundabout and proceed straight over, on the A5223, towards Horsehay and Ironbridge. Proceeding up the hill and down to a small roundabout and take the second exit into Bridge Road then turn immediately right and carry on to the roundabout and take the left turn into Woodhouse Lane - follow this road which runs into Frame Lane and then continuing into St Lukes Road where the Cottage will be found on your left hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE36236.100824

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.



All measurements quoted are approximate:

LOUNGE 12' 10" x 9' 8" (3.91m x 2.95m)

SITTING ROOM 13' 3" x 11' 1" (4.04m x 3.38m)

CELLAR 9' 6" x 8' 8" (2.9m x 2.64m) max.

KITCHEN / DINER 14' 8" x 8' 4" (4.47m x 2.54m)

BATHROOM 7' 7" x 5' 7" (2.31m x 1.7m)

BEDROOM ONE 13' 4" x 11' 2" (4.06m x 3.4m)

BEDROOM TWO 12' 11" x 9' 10" (3.94m x 3m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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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.