



Helping *you* move



8 Woodpecker Close, Leegomery

An immaculately presented, three Bedroom Detached House with Garage, convenient for the local neighbourhood amenities and education facilities.

Offers in the region of

£290,000

8 Woodpecker Close, Leegomery, Telford, TF1 6NQ.

Overview

- Well presented Detached House
- Lounge
- Modern Fitted Kitchen / Diner
- Three Bedrooms
- Modern Bathroom
- Garage and Driveway Parking
- Gardens to front and rear
- Double Glazing
- Gas Central Heating
- Viewing recommended
- Alarm system
- Freehold. EPC D. Council Tax C



Location

Situated in the popular residential locality of Leegomery being served by a range of neighbourhood facilities and Primary School. Apley Woods and Nature Reserve are a short distance away and provides a variety of lovely walks. An excellent road network links the property to the traditional market Town of Wellington and modern leisure and shopping facilities of Telford Town Centre.

Brief Description

This stylish Detached House, has attractive, immaculately presented accommodation throughout with the front door opening into the Entrance Hall with stairs to first floor and cloakroom off with two piece white suite. The Lounge has a window to the front and feature media wall with provision for a built-in television and sound bar, inset modern electric fire and door to the modern Dining Kitchen which has a good range of high gloss white fronted base and wall mounted units, complementary working surfaces, integral dishwasher, oven with hob and extractor over, space for washing machine and provision for an upright fridge/freezer; door providing side access, under stairs storage cupboard, window and French doors to the rear garden.



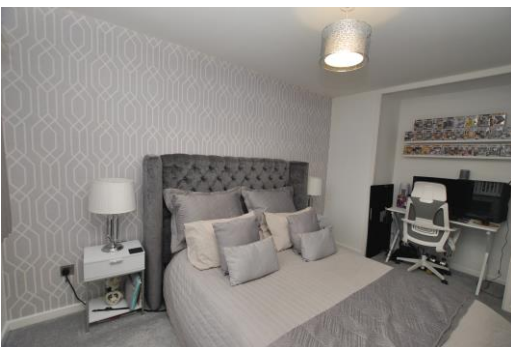
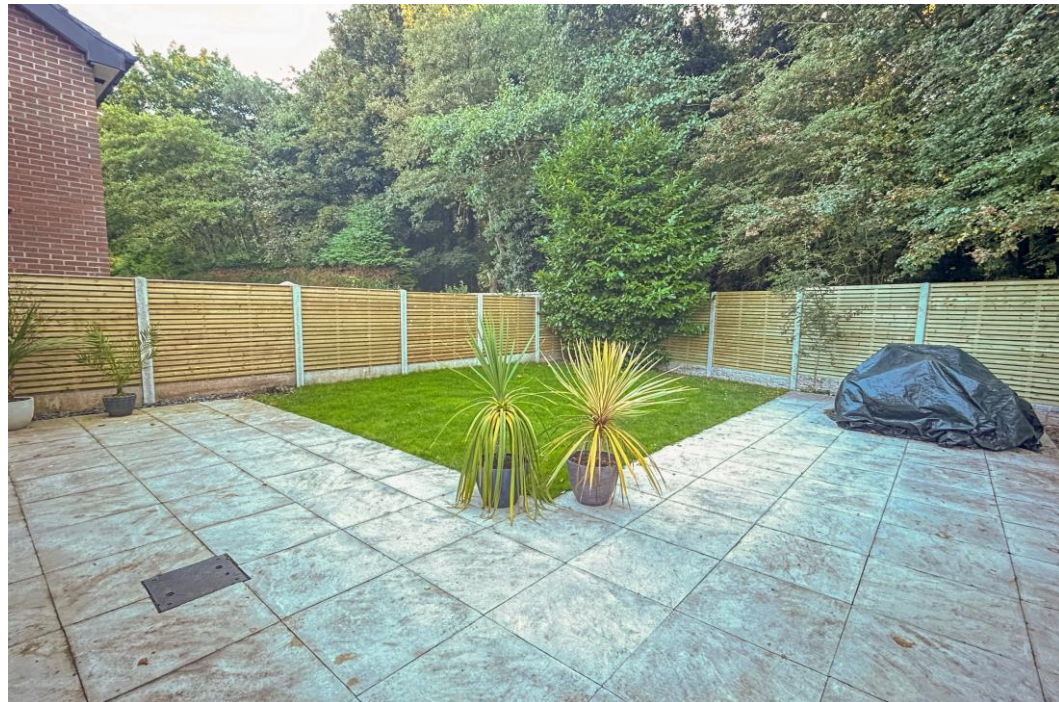
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Stairs ascend to the first floor Landing with window to side, modern balustrading and airing cupboard. The Bathroom has a modern white three piece suite including a P shaped Bath. Bedroom One is to the front features a useful vanity recess, Bedroom Two has a rear aspect with a built-in cupboard and Bedroom Three overlooks the front, fitted with a range of mirrored door wardrobes. Internally, the accommodation benefits from gas central heating and majority uPVC double glazing.

Externally, the front garden is laid to lawn with adjacent block paviour driveway leading to the garage. The rear garden has a generous paved patio area to two sides with lawned garden.

There is currently an EV charging point, available by separate negotiation.



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 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

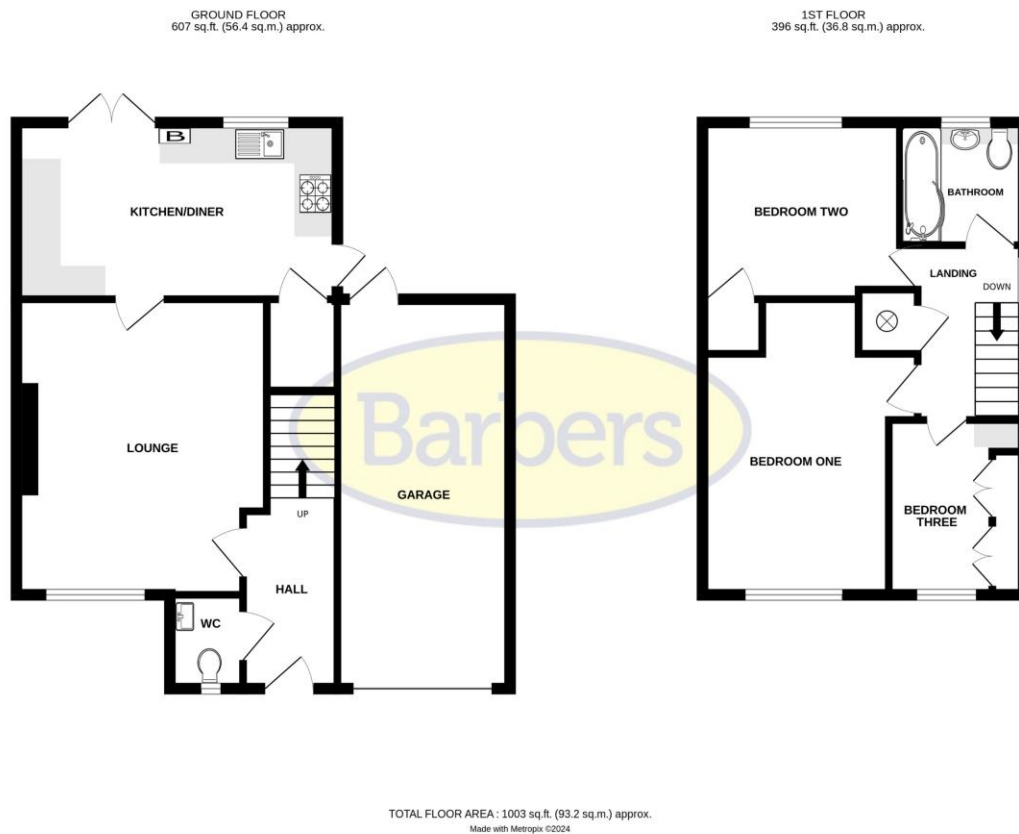
From Wellington at Apley Roundabout (Princess Royal Hospital) proceed along Whitchurch Drive to Shawburch Roundabout take the third exit onto A442 at Leegomery Roundabout take the third exit onto Hadley Park Road, turning first right and immediately right at The Malt Shovel Public House and left into Woodpecker Close and then right - no.8 will be found on your left hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE33113.190924v2

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' 11" max (12' 2" min) x 14' 10" (3.94m x 4.52m)

KITCHEN/DINER 16' 2" x 8' 11" (4.93m x 2.72m)

CLOAKS/WC 4' 9" x 2' 8" (1.45m x 0.81m)

BEDROOM ONE 12' 0" (14' 4" into recess) x 9' 0" (3.66m x 2.74m)

BEDROOM TWO 9' 9" x 9' 6" (2.97m x 2.9m)

BEDROOM THREE 9' 0" x 6' 11" (4' 11" to wardrobe fronts) (2.74m x 2.11m)

BATHROOM 6' 5" x 6' 3" (1.96m x 1.91m)

GARAGE 16' 4" x 8' 3" (4.98m x 2.51m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 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.

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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.