



Helping *you* move



1 Tern Close, Little Dawley

A smartly presented Three Bedroom Semi-Detached House providing improved accommodation throughout and conveniently placed for a range of local neighbourhood amenities within the area.

Offers in the Region of

£245,000

1 Tern Close, Little Dawley, Telford, Shropshire, TF4 3HX.

Overview

- Semi-Detached House
- Smartly presented & much improved
- Lounge
- Refitted Kitchen / Diner
- Utility Room
- Refitted Shower Room
- Three Bedrooms
- Garage, Driveway Parking
- Side and Rear Gardens
- Gas CH, DG, Solar Panels
- EPC C, Council Tax B



Location

Situated in the established residential locality of Little Dawley being served by a range of local shops, while further amenities are available in the District Centre of Dawley along with a range of education facilities including the Telford Langley School. 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

This Semi-Detached House offers stunning, well maintained accommodation throughout that needs to be inspected to fully appreciate it's presentation. Entering through an enclosed entrance porch and then on to the entrance Hall with stairs to the first floor and door off into the Lounge with a large picture bow window to the front. To the rear is the refitted Kitchen Diner which provides a range of drawers, base and wall mounted units, complementary working surfaces, integrated eye level oven and electric hob and under stairs cupboard; window and sliding patio doors overlooking the rear garden. There is a step down into the Utility Room with windows to the side and rear, good range of working surfaces with space and provision for two appliances; door to the rear garden and internal door to the garage (with single glazed window).



Stairs ascend to the first floor Landing with window to the side. Bedroom One is on the rear and benefits from a range of built-in sliding door wardrobes. There are two further bedrooms overlooking the front. The refitted Shower Room has a modern white three piece suite. The accommodation benefits from gas central heating and double glazing.

Externally, the property has a tarmacadam frontage and leads to the attached Garage, with up and over door. There is an attractive side garden area with raised decked patio, paved patio, lawned garden and well stocked shrub borders. Access into the rear garden which is laid to decorative slate paddle stones with a raised deck area.



TENURE

We are advised that the property is Freehold, and that the Solar Panels are leased on a 25 year lease from 2015 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 B

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 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 - take the fourth left into South View Road and then the first right into Tern Close where the property will be found on your left hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE36956.031224

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.

GROUND FLOOR
611 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.8 sq.m.) approx.
Made with Metropix ©2024

All measurements quoted are approximate:

LOUNGE 13' 1" x 11' 4" (3.99m x 3.45m)

KITCHEN / DINER 17' 7" x 8' 6" (5.36m x 2.59m) min.

UTILITY ROOM 8' 0" x 7' 1" (2.44m x 2.16m)

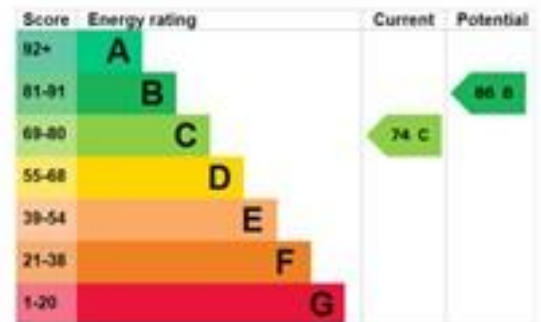
BEDROOM ONE 11' 2" x 7' 6" (3.4m x 2.29m) excluding wardrobes

BEDROOM TWO 11' 7" x 9' 5" (3.53m x 2.87m)

BEDROOM THREE 8' 6" x 8' 0" (2.59m x 2.44m)

SHOWER ROOM 8' 6" x 7' 8" (2.59m x 2.34m)

GARAGE 17' 6" x 8' 8" (5.33m x 2.64m)



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

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Email: 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.