



Helping *you* move



12 Eastcote Avenue, Lawley Village

Having been lovingly maintained by its current owner, this beautifully presented three bedroom property DEMANDS EARLY VIEWING to fully appreciate the accommodation on offer.

Offers in the Region of

£247,500

12 Eastcote Avenue, Lawley Village, Telford, TF4 2FR.

Overview

- Semi-Detached House
- Immaculately Presented
- Lounge / Diner
- Refitted Kitchen
- Main Bedroom with En-suite
- Two further Bedrooms
- Bathroom
- Garage and Driveway
- Landscaped Rear Garden
- Gas CH, Double Glazing
- EPC C, Council Tax B



Location

Situated in the established locality of Lawley Village, just a short walk from Smalley Hill Nature Reserve and being served by a range of shops, leisure and Primary Schools in the nearby centre of Lawley. Telford Town Centre is approximately 3 miles distant and offers an excellent range of shopping and leisure facilities.

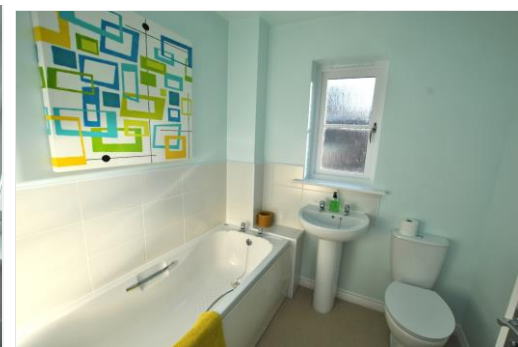
Brief Description

Having been lovingly maintained by its current owner, this beautifully presented three bedroom property DEMANDS EARLY VIEWING to fully appreciate the accommodation on offer. The ground floor benefits from a refitted stylish kitchen, comprising a range of units, integral fridge/freezer, dishwasher, washing machine, electric oven and gas hob. The Lounge is to the rear of the property, having French doors out to the rear. Off the hallway there is a ground floor cloaks.



The stairs from the hallway ascend to the first floor where there is the family bathroom and three bedrooms, the primary with an en-suite shower room.

Externally, the property has an enclosed garden to the rear that has been landscaped to include decked area and tiered gravelled areas. To the side of the property there is a driveway and single garage.



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. We are advised that there is currently an annual maintenance charge of £242 per annum payable to Bournville Village Trust management company.

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

DIRECTIONS

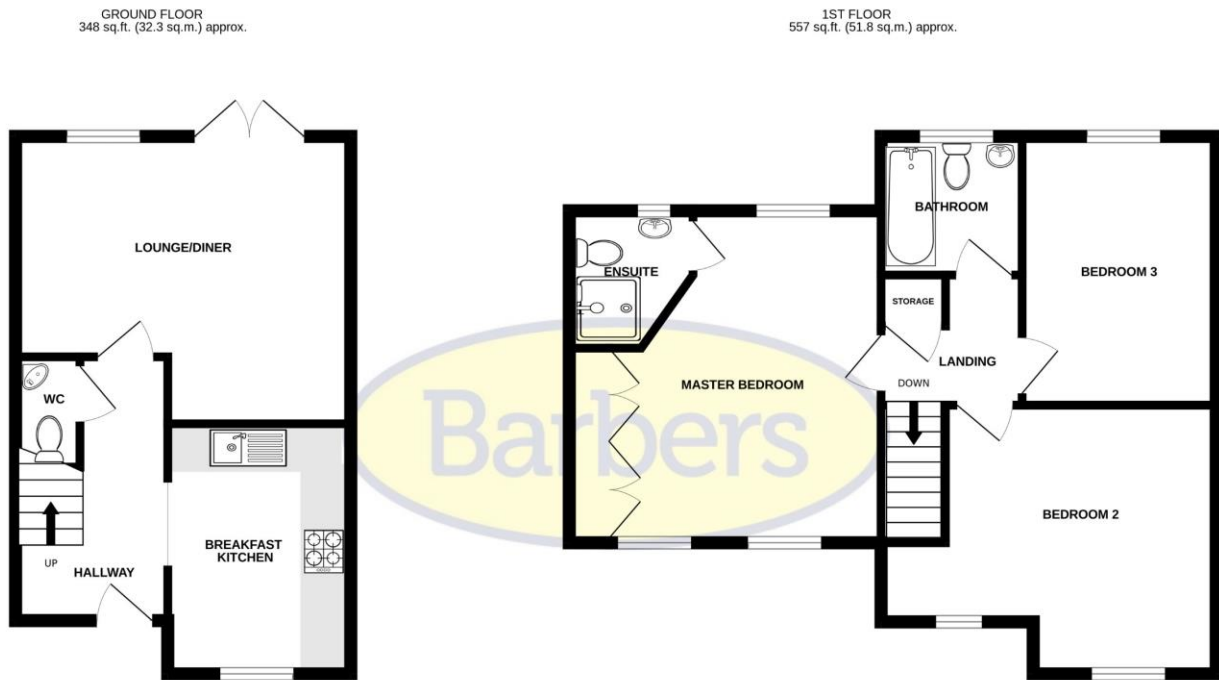
From Wellington at the crossroads of Mill Bank, Watling Street, Holyhead Road and Dawley Road (next to the Cock Inn), take the Dawley Road out towards Lawley. Follow this road through Arleston until you reach the edge of Lawley Village, where Dawley Road becomes The Crescent. Take the second right hand turn into Smallhill Road, then taking the third right hand turn into Eastcote Avenue where the property can be found shortly after on the left hand side

METHOD OF SALE

For Sale by Private Treaty.

WE37001.021224

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 FLOOR AREA: 905 sq.ft. (84.1 sq.m.) approx.
Made with Metropix ©2024

All measurements quoted are approximate:

KITCHEN 12' 11" x 8' 3" (3.94m x 2.51m)

LOUNGE 12' 11" x 15' 1" (3.94m x 4.6m) max.

WC 2' 11" x 4' 10" (0.89m x 1.47m)

BEDROOM ONE 14' 0" x 14' 11" (4.27m x 4.55m)

ENSUITE 5' 9" x 6' 4" (1.75m x 1.93m)

BEDROOM TWO 15' 4" x 13' 2" (4.67m x 4.01m) max.

BEDROOM THREE 12' 9" x 8' 3" (3.89m x 2.51m)

BATHROOM 6' 9" x 6' 3" (2.06m x 1.91m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 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 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

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.