



Helping *you* move



3 Mere Grove, Shawbirch, TF5 0NR

A delightful cottage style property with many features including latch doors, beams, inglenook fireplace with an open fire. Within close proximity to the attractive lakeside area.

Offers in the Region of

£280,000

3 Mere Grove, Shawbirch, Telford, Shropshire, TF5 0NR

Overview

- Mews Style End Terraced House
- Three Bedrooms, Master Ensuite
- Refitted Kitchen, WC
- Lounge/Diner
- Bathroom
- Single Garage
- Landscaped Rear Garden
- UPVC Double Glazing
- Gas Central Heating
- EPC D, Council Tax D



Location

Set amongst similar style properties in this popular residential estate forming part of Shawbirch being convenient for the local primary and secondary education facilities, a Doctors Surgery, Pharmacy and convenience store are also located within easy reach. The Market Town of Wellington is approximately two miles distant and provides a range of local shops, traditional market, Supermarket, Library and Leisure centre, Bus and Railway Stations.

Brief Description

A delightful cottage style property with many features including latch doors, beams, inglenook fireplace with an open fire. Within close proximity to the attractive lakeside area. The property briefly comprises entrance hall with refitted Cloakroom off, spacious 'L' Shaped' lounge/diner with exposed beams, inglenook fireplace, French doors leading to the enclosed rear garden. The kitchen has been attractively refitted with a range of base and wall units, electric oven, gas hob with extractor, integrated dishwasher and space for fridge/freezer.



The stairs from the hall ascend to the first floor landing where there are three bedrooms with master en-suite shower room and the main bathroom that comprises a three piece white suite.

Externally there is a single garage opposite, located in a block, below a coach house apartment.

The property has gas central heating and UPVC double glazing.

To the rear there is an enclosed, low maintenance rear garden which is laid with attractive paving and large pergola providing wonderful entertaining space.



TENURE

We are advised that the property is Freehold and that the Garage is Leasehold, 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 D

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 the Princess Royal Hospital roundabout proceed along the A5223 towards Shawbirch. At Shawbirch roundabout turn left and then right at the next roundabout into Glade Way. Take the third left into Mere Grove and the property can be found on the right hand side.

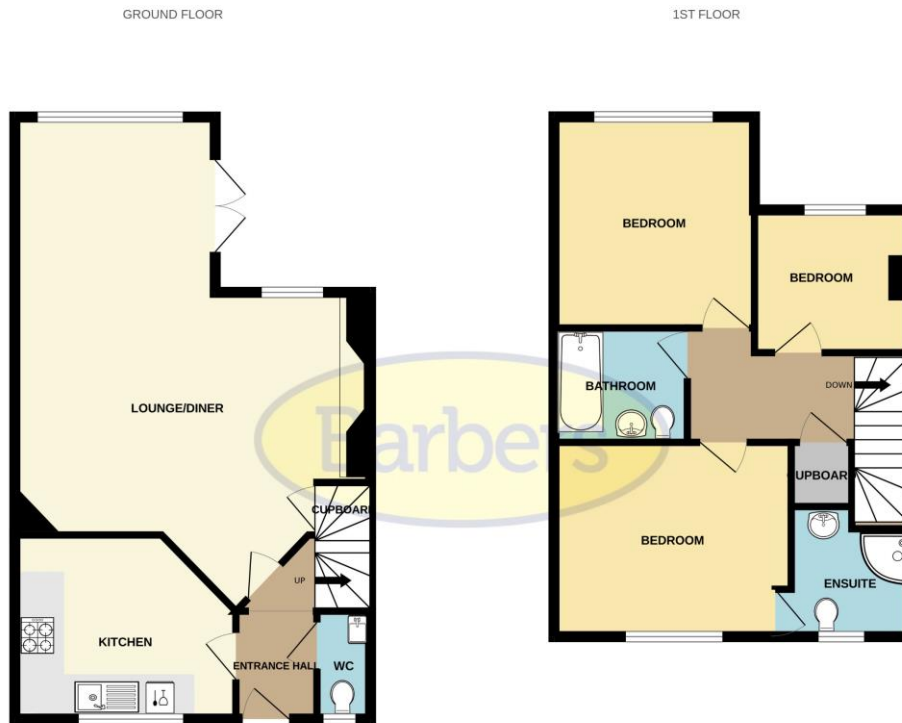
METHOD OF SALE

For Sale by Private Treaty.

WE 37061 201224

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.



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All measurements quoted are approximate:

KITCHEN

11' 10" x 9' 8" (3.61m x 2.95m)

WC

5' 0" x 2' 10" (1.52m x 0.86m)

LOUNGE AREA

13' 0" x 15' 11" (3.96m x 4.85m)

DINING AREA

9' 5" x 10' 9" (2.87m x 3.28m)

BEDROOM ONE

12' 9" x 10' 6" (3.89m x 3.2m)

ENSUITE

7' 3" x 7' 1" (2.21m x 2.16m)

BEDROOM TWO

10' 9" x 11' 4" (3.28m x 3.45m)

BEDROOM THREE

8' 4" x 7' 8" (2.54m x 2.34m)

BATHROOM

6' 2" x 7' 2" (1.88m x 2.18m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 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.